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## OBSERVATION REPORT

PARKSIDE I AND II, ELDERLY HOUSING

BRANFORD HOUSING AUTHORITY

DB FILE 9693

Dates of observations: September 23, 1996; October 1, 1996.

Date of this report: November 19, 1996. Paul Bickford accompanied me some of the time on September 23.

This report is organized according to the AIA/GSA "Uniformat" of construction systems.

Priority recommendations are as follows:

*High priority: conditions which might be harmful to people.*

*Medium priority: conditions causing progressive damage to the buildings.*

*Low priority: everything else.*

**PARKSIDE I (22 years old, 1974)**

### FOUNDATIONS

1. I did not observe any significant cracks in the foundations, and I did not observe signs of excessive or differential settlement of foundations.

### SUBSTRUCTURE

1. The only portions of the buildings in which there is finished space below grade are some of the primary stairways built against sloped earth banks.

A. In one stairway where the ground level floor is partially below grade there are peeling paint and some efflorescence. This indicates that some water is penetrating through the wall or rising up from below. There is no apparent problem except visual. Therefore no remedy is required for functional reasons. For aesthetic reasons, I recommend scraping off all loose paint, cleaning the surface, and applying either lime wash or latex house paint, both of which will resist peeling when damp and will allow moisture to evaporate. Recommended priority: very low; estimated cost of remedial work: \$336. If a method of stopping the water infiltration is wanted, I can respond. However, one of the characteristics of "rising damp" is that

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 2

painting the inside surfaces makes the problem worse. Remedial work (to stop the rising damp, not to hide it) will probably be expensive and will not accomplish much.

2. I did not observe any serious problems with the concrete slabs on grade. There may be small cracks hidden by floor coverings, but I doubt that such cracks, if they exist, are serious.
3. There is insulation shown under slabs on grade at the perimeter only.
4. I observed some patterns on the resilient flooring which I think probably come from poor concrete finishing or possibly from poor application of mastic underlayment. The condition is not serious, and I do not recommend any remedial work.

SUPERSTRUCTURE

1. The structure is wood frame. The construction classification appears to be equivalent to 5B, Unprotected Combustible, in the current code.
2. I could not observe directly the wooden superstructure; it is concealed by siding, soffits, and interior finishes.
3. In some places, especially the entrance side of the A building, the apparent level of the wooden sills is only an inch, more or less, above the adjacent planting areas. The *Connecticut State Building Code* requires that wooden framing and sheathing be 8" above grade. The reason, as I understand it, is to avoid wetting the wood.
  - A. The architectural drawings show about 6" or more between grade and the bottom of the sills. They also show the sills as treated wood which, if it is so, will resist decay. I don't think that the plywood sheathing is treated, however.
  - B. I tested typical areas of the sills with the insulated probes on a Delmhorst moisture meter. I obtained readings of about 20%. A moisture content of 20% or higher promotes the growth of wood-destroying fungi. I expect the moisture problem to be worse in winter.
  - C. I recommend trying to lower the grade, even if only a little. Then loosen temporarily the vinyl siding to expose the sheathing and underlayment behind it. Drill through the sheathing into the framing, and install borate fungicidal

**OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 3**

rods in the holes, in contact with the sills and also the sheathing. Then putty or tape over the holes, patch the underlayment, and reinstall the vinyl siding. The borate rods will slowly dissolve and kill the fungi. Specifications: Chemical Specialties, Inc., "Impel" rods, 1/3" x 1". Phone: (704) 522-0825. Rods can also be purchased from PRG, P.O. Box 1768, Rockville, MD 20849-1768, (301) 309-2222. Note that state regulations may require certification to apply this or any such product. Assume one borate rod per foot of wall. Recommended priority: medium; estimated cost of remedial work: \$1,059.

4. The exterior second floor walkways are precast concrete deck, probably either "Dox Plank" or "Cel-dex".

A. Because of the lack of a drip on the outer edge, water wicks back on the underside of the planks and creates an unsightly condition. I recommend adding a small metal drip fastened to the outer edge and set in a bed of nonhardening sealant. Recommended priority: low; estimated cost of remedial work: \$1,706.

B. There are a number of cracks in the concrete topping over the precast decks, mostly perpendicular to the length of the walkways. The probable cause is thermal movement. I recommend cutting them out and sealing them with small joint sealant. Recommended priority: medium; estimated cost of remedial work: \$962.

C. In one place, the bottom of the planks has spalled off. The rusty reinforcing bars are exposed there. The concrete topping over this area is apparently intact.

(1) The most likely cause of the problem, in my opinion, is that salt may have been used to melt ice at some time. I don't know if salt was used, but it is the most likely explanation for the condition. Salt water can penetrate most concrete, and salt "subverts" the protection afforded by the concrete. Salt should never, never be used on reinforced concrete.

(2) I recommend flushing the area with clear water to draw out the salt. Once a day for two weeks should be adequate. Then remove the rust and adjacent concrete, treat them with a rust-retardant coating, and patch the areas with latex mortar. Alternatively, coat the steel with lime putty. Recommended priority: high medium; estimated cost of remedial work: \$1,150 for patching;

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 4

*\$4,154 for flushing, removing rust, and treating with coating. Rinsing can more economically be performed by staff.*

*(3) To preserve the second floor walkway, I recommend treating the upper surface with a penetrating water-repellent such as Hydrozo "Enviroseal Double 7". Recommended priority: medium; estimated cost of remedial work: \$1,876.*

5. The second floor walkway decking is supported on masonry piers and masonry-steel lintel beams. The piers continue through the building as fire walls. The masonry is generally in good condition, but there are some cracks at the ends of the lintels. The probable causes are thermal movement and stress concentration. *I recommend sealing the cracks with small joint sealant. Recommended priority: low; estimated cost of remedial work: \$1,022.*

EXTERIOR CLOSURE

1. The wood frame portions of the building are clad in vinyl siding. Window and door sills, etc., are clad in thin aluminum which appears to be part of the vinyl siding system.

A. The siding shown on the architectural drawings is cedar bevel siding over #15 felt. A 4-mil vapor barrier is shown on the inside, just under the interior wall finish.

B. In those places where I tested it, the vinyl siding was very firmly attached.

C. I loosened a portion of the vinyl siding on the A Building, using a vinyl siding tool. I observed aluminum foil under the siding. The material is almost certainly a vapor retarder. Standard good practice for heated buildings in this region is to apply vapor retarders on the warm side of the walls; this vapor retarder is on the cold side. Thus condensation may occur in the walls. I returned on October 1 and tested the moisture content of the wall behind the vinyl siding and aluminum foil, using insulated moisture meter probes so that the foil wouldn't change the reading. I found slightly elevated moisture content, about 12%. Moisture condensation is most likely in cold weather, however, and I shall return this winter to test again. In my opinion it was poor practice to install a vapor barrier under the vinyl siding.



OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 5

D. The prefinished aluminum trim, which is part of the vinyl siding system, covers window and door sills, jambs, etc. Although the workmanship appeared to be average or better, I am concerned that the wood covered with the metal trim cannot be inspected. I made a number of moisture tests, with insulated electrodes, into the wooden members covered with aluminum. I found high moisture content at most of them, especially near joints. I recommend inserting fungicidal rods, as specified above, where the wood is damp or exposed to dampness. Recommended priority: medium; estimated cost of remedial work: \$30 per unit. There are 168 windows, so the cost of treating every window would be \$5,040.

2. The exterior doors generally appeared to be in good condition.

3. In many cases the thin aluminum cladding applied outside secondary exit door sills has bent and come loose. Recommendation: cover it with heavier-gauge aluminum. Recommended priority: high, since this condition could cause falls; estimated cost of remedial work: \$22 per door. There are 14 secondary exit doors, so the cost of treating all of them would be \$308.

4. Most windows are wooden casement sash. There is some deterioration of the wood, and some of the hardware is rusty. Recommendation: The windows could be replaced, or most could be refurbished. Refurbishment would include demounting the windows, making minor repairs to the frames and sash, treating the wood with water-repellent preservative solution, priming and painting the sash and frames, cleaning and coating the hardware, and then reinstalling the windows. I recommend taking competitive bids for repairs vs. replacement. Recommended priority: medium; estimated cost of remedial work: \$138 per window for refurbishing existing windows and \$427 per window for new windows. There are 168 windows, so the total cost of restoring them would be \$23,184 and the total cost of repairing them would be \$71,736.   
replacing

5. There is a narrow slot between the edge of the walkway slabs and the fascia. In many places it has become filled with leaves and other material. I recommend cleaning it several times a year, using a small diameter hook. Recommended priority: medium; estimated cost of remedial work: I think that this is a normal maintenance item, not a contractor item. The space cannot be sealed; that would prevent drainage.

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 6

ROOF

1. The roofs all have relatively low slopes. The slopes differ among residential buildings vs. the community building and main roofs vs. primary stair roofs.
2. The roof covering is double-coverage roll roofing with organic felts and white mineral granule coating.
  - A. The architectural drawings show asphalt shingles over #15 felt at a slope of 1-1/2" at electrical closets. That is not good practice, and I did not see the condition.
  - B. The architectural drawings show built-up roofing on other roofs. I don't know whether the roof type was changed before construction or after.
3. There are rips, erosion, and loose seams on the roofs. Some seams show recent patches and refastening. I was told by Mr. Bickford that the wind often lifts the roofing.
4. The edge details depend for waterproofing on a bead of mastic. The mastic has, in most places, turned hard and cracked. The detail at the eaves, where there are gutters, does not have adequate resistance to water entry during ice damming, in my opinion.
5. The existing aluminum gutters appear to be "seamless". At corners, however, the gutters were cut and folded, and sealant was applied (smeared) over the joint. Most of these joints have opened up, and water leaks from them. The proper detail would involve "buttering" the surfaces with nonhardening butyl sealant and then riveting the surfaces together.
6. *I recommend replacement of the roofing system, starting with the C Building, where conditions are worst.*
  - A. *Remove the existing roof system, down to the structural sheathing. Inspect the structural sheathing for decay and other defects, repair such defects, and provide temporary weatherproof protection.*
  - B. *Install thin rigid insulation and a mineral-surface modified bitumen membrane roof system. Other satisfactory roof systems include single-ply rubber and plastic membranes. One problem with rubber and plastic membranes on a sloped roof, however, is that they are very slippery when wet. A maintenance worker, performing inspection and*

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 7

*maintenance work, could slip and fall. The mineral-surface modified bitumen system is not slippery.*

*C. The system should have at least two plies. Use a modified bitumen base sheet, and carry it over the edges, behind the gutter and fascia. This will make the edge joints more resistant to leaking. A 15 or 20-year warranty without limit and not prorated should be available. In addition, I recommend a yearly maintenance program.*

*D. The gutters and other sheet metal work should conform to SMACNA recommendations. Corners and other joints should be set in PTI 404 nonhardening butyl sealant and then riveted.*

*E. Recommended priority: high medium; estimated cost of remedial work: \$29,975.*

INTERIOR CONSTRUCTION

Paul Bickford showed me typical interiors and showed me the conditions which are problematic. I don't know which problems are considered for "normal maintenance" remediation, which are already underway, and which are to be performed as part of the remediation recommended in this report. Since I have not looked at every apartment, and since I understand that work is currently contemplated for most of these conditions, **I am not recommending priorities nor estimating costs for most of the items within apartments.**

1. Mr. Bickford showed me that many woven closet doors have disintegrated, and he said that the Authority plans to replace them with wooden bifold doors. *I agree.*

2. Mr. Bickford showed me that the stair handrails are not "ergonomically correct" (they are not a shape easily and firmly grasped by a person's hand). They are difficult to grasp. Also, they intersect with vertical metal bars which prevent continuous grasping with the hands. *I agree. I recommend mounting additional proper handrails in addition to the existing ones, which will function as guard rails. Recent research has shown that handrails mounted at 42" are equal or superior to those at about 32" in safety, the Connecticut State Fire Safety Code approves 42" handrails, and I recommend, subject to the Fire Marshal's approval, installing the new handrails at that height. The spaces between components of the existing guardrails exceed the limits of the current code, but the closer spacing is not required retroactively. Recommended priority: high; estimated cost of remedial work: \$4,181.*

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 8

A. The existing rails in the guard rail system are as follows:

Top rail 30-1/2" above nosing down to 19".

8" open space (measured vertically).

Intermediate rail 11" and 8-1/2" above nosing.

6-1/2" open space (measured vertically).

Stringer 2" above nosing.

3. One recommendation: Elderly people (myself included) often have poor balance. If the bathroom floors become wet, they may be slippery. The first object which is likely to be grabbed in a fall is a towel bar. Therefore *I recommend using light duty grab bars, such as Bobrick B-205, as towel bars. Recommended priority in my opinion: high; estimated cost of remedial work: \$86 each. There are 50 apartments, so the total cost of installing two towel bars per bathroom would be \$8,600.*

4. Some specific observations inside apartments:

A. Apartment C29: Second floor unit. GFI outlets. Kitchen exhaust fan works properly. Vinyl composition tile (I don't know if it contains asbestos) is in good condition; carpet which had been installed before has been removed. There is no closet door.

B. Apartment A13: First floor, single bedroom unit. Tenant installed wall covering and carpet. Woven closet door, not in good condition. The bathtub grout is cracked; *I recommend removing loose grout, applying hypochlorite bleach to disinfect the joint, priming, and sealing with fungicidal silicone sealant.* Kitchen cabinets are in good condition.

C. Apartment B15: The counter plastic laminate has deteriorated. The cabinet shelves have deflected. The kitchen exhaust fan works, but it is filthy. Closet doors have disintegrated. Bathtub grout is dirty and disintegrated. Electrical outlets are not GFI-protected. The resilient flooring is in fair condition. *Counters and cabinets should be replaced. The kitchen exhaust fan should be cleaned and serviced or, better, replaced. New closet doors are needed. The bathtub should be prepared and sealed as recommended above.*

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 9

5. Resilient floor tile in stairways, next to the exterior door saddles, is chipped and broken. *I recommend removing the broken tiles (probably require special procedures; probably contain asbestos), levelling the slab, and installing new tiles. Recommended priority: low; I don't think this is a tripping hazard; estimated cost of remedial work: \$450 per opening. There are 12 such openings, so the total would be \$5,400.*

SPECIALTIES AND EQUIPMENT

1. The flagpole is rusty. *I recommend preparing, priming, and painting it. Recommended priority: medium; estimated cost of remedial work: \$485.*

2. See comments under specific apartments above, under INTERIOR CONSTRUCTION. Some range hoods, counters, cabinets, and appliances are in poor condition.

MECHANICAL AND ELECTRICAL SYSTEMS

1. Mr. Bickford said that the installation of ground fault interruption protective outlets has been partially accomplished. He also said that some of the GFI outlets are not properly connected. *I recommend installing ground fault protection, one per bathroom and two per kitchen. Recommended priority: high; estimated cost of remedial work: \$149 per apartment.*

2. Mr. Bickford said that the Building Official had asked that those electrical outlets which are above heaters be moved. Mr. Murdock's electrician said that the National Electrical Code prohibits locating electrical outlets above heaters, since the wire insulation could melt from the heat and cause a short circuit. *Relocating the outlets away from the heaters using "Wiremold" would cost about \$155 per outlet, and I estimate that it would cost about \$250 if the wire were concealed.*

3. Electrical conduit on the exterior, to fire alarm boxes, is beginning to rust. *I recommend cleaning, priming, and painting it. Recommended priority: low; estimated cost of remedial work: \$22 each x 1 = \$22.*

SITE WORK

1. There are many cracks and irregularities in the paving, some of which could cause tripping. *I recommend patching of the worst areas soon and replacement of the paving, or major areas of it, when the budget will support that effort. Recommended priority:*

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 10

*high for eliminating the irregularities; otherwise medium; estimated cost of remedial work: \$872 for initial patching and \$15,220 for total repaving over existing.*

2. Outside the Community Building maintenance garage door the paving is sinking. I recommend excavating, compacting, filling with porous fill, and then patching the paving. Recommended priority: high, since a person could trip; estimated cost of remedial work: \$983.

3. There are site stairs with low risers and broad treads. The construction is wooden timbers with asphalt paving in the middle. The wood protrudes above the asphalt paving. The handrails are not ergonomically correct. I think that the irregularity of the surfaces and the slipperiness of the wood when wet could cause, or be thought to have caused, falls. Therefore I recommend evening the surfaces, applying nonslip coating on the wood, and applying ergonomically correct handrails. Recommended priority: high; estimated cost of remedial work: \$1,646.

TOTAL COST ESTIMATE

1. Assuming that the recommended electrical repairs are needed in 12 units (a guess), and assuming the more expensive alternate where there is a choice, the total of the estimates listed above for Parkside I is \$160,649. The main reason why this is much higher than the estimate for Parkside II is that it includes reroofing and window replacement.

**PARKSIDE II** (11 years old, 1985)

FOUNDATIONS

1. I did not observe any significant cracks in the foundations, and I did not observe signs of excessive or differential settlement of foundations.

2. I observed, on the rear of one building, numerous rusty metal form ties sticking out from the concrete. These are intended to be snapped off inside the concrete, after which the hole in the concrete should be patched. The form ties that are bent over are unsightly, and the form ties which protrude straight could injure someone. I recommend removing all such ties and patching the concrete holes. Recommended priority: high for the straight ties, medium for the bent ones; estimated cost of remedial work: \$185.

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 11

SUBSTRUCTURE

1. There do not appear to be any portions of the buildings in which there is finished space below grade.
2. I did not observe any serious problems with the concrete slabs on grade. There may be small cracks hidden by floor coverings, but I doubt that such cracks, if they exist, are serious.
3. The Drawings show insulation fully under slabs on grade, which is a very good idea.

SUPERSTRUCTURE

1. The structure is wood frame. The construction classification appears to be equivalent to 5B, Unprotected Combustible, in the current code.
2. I could not observe directly the wooden superstructure; it is concealed by siding, soffits, and interior finishes.
3. At the community building entrance and at the upper walkways, the siding extends down to grade. I made moisture tests at those places, and I did not obtain any elevated moisture levels. Therefore I think that there is no present problem.
4. The exterior second floor walkways are made of long precast concrete decking. I don't recognize the type. I observed no problems in the structural members.
  - A. There are a number of cracks in the concrete topping over the precast decks, mostly perpendicular to the length of the walkways. The probable cause is thermal movement. *I recommend cutting them out and sealing them with joint sealant. Recommended priority: medium; estimated cost of remedial work: \$962.*
  - B. To preserve the second floor walkway, *I recommend sealing the cracks and treating the upper surface with a penetrating water-repellent such as Hydrozo "Enviroseal Double 7". Recommended priority: medium; estimated cost of remedial work: \$1,876.*
5. The second floor walkway decking is supported on concrete masonry piers and lintel beams. The masonry is generally in good condition, but there are some small voids in the mortar joints. *I recommend sealing the voids with small joint sealant.*

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 12

*Recommended priority: medium; estimated cost of remedial work: \$1,022.*

6. Some of the piers were wet, and some were stained and covered with algae, which conditions indicate leaking. See ROOFING for the cause.

7. I don't think that there is a need for applying water-repellent to the masonry piers; repairing the roof leaks and filling the voids should be adequate. *For appearance and for some protection against moisture, the Owner might consider applying lime wash to all exterior concrete masonry. Recommended priority: very low; estimated cost of remedial work: \$5,033.*

8. The concrete masonry piers are integral with concrete masonry fire walls which divide the buildings. The concrete masonry is exposed to the weather and to view at the walkways and also above the roofs. It was a code requirement at the time to extend the fire walls above the roof.

#### EXTERIOR CLOSURE

1. The wood frame portions of the building are clad in vinyl siding.

A. In those places where I tested it, the vinyl siding was very firmly attached.

B. I loosened a portion of the vinyl siding on the A Building, using a vinyl siding tool. I observed aluminum foil under the siding. The material is almost certainly a vapor retarder. Standard good practice for heated buildings in this region is to apply vapor retarders on the warm side of the walls; this vapor retarder is on the cold side. Thus condensation may occur in the walls. However, I tested the sheathing and framing in several places and found low moisture content. Moisture condensation is most likely in cold weather, however, and I shall return this winter to test again. If, as is unlikely, the moisture level in the wood reaches 20% or above, I shall recommend remedial work which, I fear, will be very expensive.

(1) The architectural drawings show a vapor barrier on the inside of the walls, just outside the wall finish. They do not show a vapor barrier underlayment or any underlayment under the vinyl siding. In my opinion there should be vapor-porous underlayment there. No



OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 13

remedial work is recommended unless I find high moisture content in the sheathing this winter.

C. In one place on the B building I found that the vinyl corner trim had come partially off. The place where the nails had been was ripped, so I assume considerable force was needed. I observed that the aluminum foil underlayment had frayed. I tested the wooden sheathing and siding there (with insulated electrode probes, so that the aluminum foil wouldn't give a false reading). I obtained readings above 20%, which moisture level encourages the growth of wood-destroying fungi. *I recommend rebuilding this corner properly. Recommended priority: high medium; estimated cost of remedial work: \$272.* \*

D. I observed a small area of damage in the vinyl siding. *If there is extra vinyl siding stock, replace the damaged piece. If not, I recommend covering the area neatly with foil-faced tape. The area is not readily seen. Recommended priority: low medium; estimated cost of remedial work: \$5 if done as normal maintenance; otherwise \$25.*

2. The exterior doors generally appeared to be in good condition.

3. I wanted to observe the interiors of the secondary emergency exit stairways. I found that I could open ("loid") all that I tried in about 2 seconds with a common pocket knife (and I am not a trained burglar). What I can open a burglar could open. The lock side gap is so wide that the guarded lockset doesn't function properly. \*

4. The door to the electrical meter room on Building C, and the door frame, were "chewed up" from an apparent attempt to open them without a key. I was able to open that lock with my knife also.

5. Regarding the easy-to-open locks, if the Owner considers it a problem, *I recommend shimming the hinges so that the lock side door gap is only about 1/8". That will allow the guarded lockset to function properly. Recommended priority: medium, unless there is or has been a security problem; estimated cost of remedial work: \$55 each. There are 11 secondary exit doors, so the cost of shimming all hinges is \$605. The type of locks on this building, however, are easily broken for access. If there is perceived to be a security problem, I can make recommendations.* \*

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 14

6. Most windows are wooden casement sash with vinyl exterior cladding. Generally the joints in the vinyl cladding appeared to be open. The wooden surfaces at the jambs were painted, but the head surfaces were not. I did not observe the bottoms. Painting the mating surfaces is not advised, but there should be some means for excluding moisture. *I recommend treating all exposed surfaces of the wood, and also the open joints in the vinyl cladding, with water-repellent preservative solution. Since they are not toxic to people, I recommend "Bora Care" intermixed with "Co-pel". Recommended priority: medium; estimated cost of remedial work: \$30 each. There are 152 windows, so the total cost of treating all windows would be \$4,560.*

7. I observed one window with bent vinyl cladding. There may be others. *I recommend repairs. Recommended priority: medium; estimated cost of remedial work: \$25 each.*

8. There are steel pipe guard rails along the outer side of the walkways. Some of the base plates are rusting. *I recommend turning out the mounting screws, cleaning both sides of the base plates, painting all with rust-retardant coating ("Noxide"), and then reinstalling them with new galvanized fasteners in a solid bed of nonhardening butyl sealant. Recommended priority: medium; estimated cost of remedial work: \$730.*

9. The guard rail fascia has an opening at the level of the walkways. Thus a round object (such as a billiard ball) could roll off the walkways and fall on a person. OSHA requires toe boards to prevent such falls. Perhaps the likelihood is so low that no remedial work is needed. If the Owner wishes us to do so, we can detail a grille which will allow water to pass but not objects.

#### ROOF

1. The roofs have relatively steep slopes, except for the community building west end, where the slope is approximately 4":12".

2. The roof covering is asphalt shingles. They are in good condition.

3. Based on my observations at the eaves of several roofs, there is neither underlayment nor eave flashing. Both are required by code today, and both were recommended by industry associations (National Roofing Contractors Association and Asphalt Roofing Manufacturers Association) in the mid 80's. There was a period

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OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 15

in the mid 80's when the requirement for underlayment and eave flashings was deleted from the state code.

A. Drawing A7 shows eave flashing extending up 1'-0" from the inside plane of the exterior walls. This does not meet current code standards, but it's better than nothing. But it isn't there.

B. Drawing A7, Details 2 and 3, shows "building paper" under the shingles. Presumably this is the same as underlayment. But it isn't there.

C. I was not made aware of any leaks resulting from the lack of underlayment and eave flashings.

D. The problem with omitting underlayment and eave flashings is that "ice dams" may form. During cold weather, solar heat and, to a lesser extent, heat from the insides of the apartments, may melt snow on the roof. The melt water may then freeze again, typically at the eaves, sometimes at valleys, and occasionally in the field of the roofs. After several cycles of melting and freezing, the ice may build up and cause damming of melt water. The dammed melt water may then penetrate between the shingles. **If there is no underlayment and eave flashing, the water can enter through the joints in the roof sheathing and damage the interior surfaces.**

E. Remedying the lack of underlayment and eave flashing would be expensive. Therefore, *I recommend no remedial work at this time. If and when ice dam damage occurs, I can suggest remedial work. When the roofs are replaced in the future, I recommend (and the code requires) that underlayment and eave flashings be included.*

4. I observed stains on the concrete masonry piers where the gutters join the masonry fire walls. There were minor stains and damp spots on the other masonry piers. I climbed to the eaves on the A Building, where the stains appeared to be worst, and I found that the water was coming out under the metal flashing at the top of the masonry. I could not safely get up on this roof without safety ropes and a body harness or "chicken ladder".

5. I went to the B Building and climbed up on the roof there. I observed all the concrete masonry fire walls on this building from the roof (going only on the lower-sloped surfaces).

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 16

A. There is an aluminum sheet metal flashing over the top of the wall. I saw no reason to suspect that it leaks.

B. There is step flashing at the roof-fire wall joint, with aluminum sheet metal counterflashing above it.

C. Between the top flashing and the counterflashing there is a narrow area of exposed concrete masonry, with the typical raked joints which can be seen on the masonry piers. Raked joints are known to leak, and it is probable that the concrete masonry itself leaks.

D. The counterflashing is bent into a reglet in the masonry, and it is fastened in place with surface fasteners. The joints between the counterflashing and the wall above is caulked with a surface application of fibrated asphalt mastic. I pried one edge out and saw that the mastic was applied after the metal, so that the reglet, where it is concealed by the next counterflashing, is not caulked.

E. I cut the mastic out of one reglet and discovered that **the sheet metal only turns in about 3/16"**. It is not a through-wall flashing, and the reglet is not adequate. The Drawings, Drawing A7, show the metal flashing extending about 3" into the masonry on each side. In my opinion that would have been better, but not enough better to perform properly. A

F. I recommend removing the existing flashing from the top of the fire walls and installing a new metal flashing which extends down all the way over the top of the counterflashing. Lap joints should be set in a bed of nonhardening sealant (PTI 404) and affixed with surface fasteners. There may be moisture problems below which are not apparent. Recommended priority: high medium; estimated cost of remedial work: \$3,557. \*

6. Another cause of stains at the masonry piers is that the gutters do not extend fully to the masonry; there are small gaps. I recommend adding small water diverters on the roof next to the masonry fire wall-piers. Recommended priority: medium; estimated cost of remedial work: \$550.

7. Still another contributor to the masonry pier stains is that the top of the piers, where they are exposed to the weather, are protected with a mortar wash. Adding a metal drip cap would reduce staining. Recommended priority: low; estimated cost of

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 17

remedial work: \$495 each. There are 7 such fire walls, so the total cost of this remedial work is \$3,465.

8. Many of the joint covers on the ridge vents have come loose. I recommend applying nonhardening sealant, bedding the covers in it, and then refastening the covers. Recommended priority: medium; estimated cost of remedial work: \$1,512.

INTERIOR CONSTRUCTION

Paul Bickford showed me typical interiors and showed me the conditions which are problematic. I don't know which problems are considered for "normal maintenance" remediation and which are to be performed as part of the remediation recommended in this report. Since I have not looked at every apartment, and since I understand that work is currently contemplated for most of these conditions, I am not recommending priorities nor estimating costs for most of the items within apartments.

1. One recommendation: Elderly people (myself included) often have poor balance. If the bathroom floors become wet, they may be slippery. The first object which is likely to be grabbed in a fall is a towel bar. Therefore I recommend using light duty grab bars, such as Bobrick B-205, as towel bars. Recommended priority in my opinion: high; estimated cost of remedial work: \$86 each. There are 40 apartments, so the total cost of this work for all apartments would be \$3,440.

2. Some specific observations inside apartments:

A. Apartment A3: GFI outlets installed, but some not properly connected. Kitchen counter and cabinets are in good condition. Bathtub and surround are single-piece plastic, in good condition.

B. Community Building: Mr. Bickford said that the Electrical Inspector objected to the proximity of some electrical outlets to electrical resistance baseboard and unit heaters. I understand that they are to be moved. No GFI-protected outlet at sink. I understand that there is a problem with the kitchen range and that it is to be replaced.

C. Apartment B9: Electrical outlets are too close to heaters. Kitchen counters and cabinets are in good condition. No GFI protection at kitchen outlets; bathroom GFI outlets not functioning properly. Minor item: the shower curtain is evidently too short, so the occupant has

OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 18

installed a friction-fit rod in addition. It is not very firm.

EQUIPMENT

1. No problems observed.

MECHANICAL AND ELECTRICAL SYSTEMS

1. A number of electrical translosures have problems. Some are bent over as a whole, and some have loose covers. Also, at the electrical service entrances, I observed one broken junction box, with exposed conductors, and one with a loose cover. This condition could be serious; if, for example, a person were to touch the bare conductors, death or serious injury could result. The most likely way this could happen is by bringing a lawn mower into contact with the equipment. *I recommend that an electrician repair the equipment as soon as possible. Since the condition exists in several places, some present activity, such as lawn mowing, may be the cause. Erecting bollards to protect the electrical services would probably prevent future damage. Recommended priority: very high; estimated cost of remedial work: \$247 each x 3 = \$741.*

2. Mr. Bickford said that the installation of ground fault interruption protective outlets has been partially accomplished. He also said that some of the GFI outlets are not properly connected. *I recommend installing ground fault protection, one per bathroom and two per kitchen. Recommended priority: high; estimated cost of remedial work: \$149 per apartment.*

3. Mr. Bickford said that the Building Official had asked that those electrical outlets which are above heaters be moved. *Mr. Murdock's electrician said that the National Electrical Code prohibits locating electrical outlets above heaters, since the wire insulation could melt from the heat and cause a short circuit. Relocating the outlets away from the heaters using "Wiremold" would cost about \$155 per outlet, and I estimate that it would cost about \$250 if the wire were concealed.*

SITE WORK

1. There were cracks and irregularities in the paving, but it was not as bad as that at Parkside I. *I recommend patching of the worst areas soon and replacement of the paving, or major areas of it, when the budget will support that effort. Recommended priority: high for eliminating the irregularities;*

**OBSERVATION REPORT  
PARKSIDE I AND II, ELDERLY HOUSING  
BRANFORD HOUSING AUTHORITY  
NOVEMBER 19, 1996; PAGE 19**

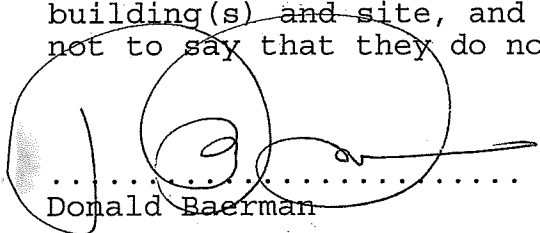
*otherwise medium; estimated cost of remedial work: \$649 for patching and \$35,176 for repaving over existing.*

2. In the rear of one building there is a broken pipe sticking up from the grass, and a wooden box has been put over it. I think a person could trip on the box and could be harmed by the sharp broken ends of the pipe. *I recommend removing the pipe to below grade and filling the area. Recommended priority: high; estimated cost of remedial work: \$87.*

**TOTAL COST ESTIMATE**

1. Assuming that the recommended electrical repairs are needed in 10 units (a guess), and assuming the more expensive alternate where there is a choice, *the total of the estimates listed above for Parkside II is \$66,863.*

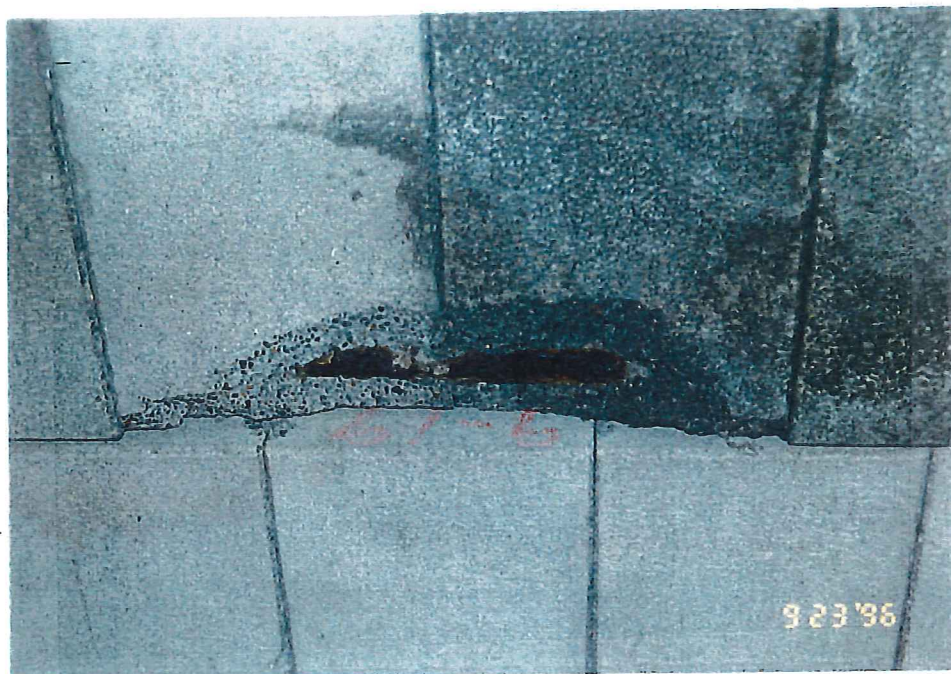
**NOTE** that this is a report based on visual observations. I did not perform destructive exploration or special testing. I did not test the water for lead, and I did not test for radon. I did not investigate asbestos, PCB's, and other hazardous materials. This report is not a Construction Document suitable by itself for remedial work. Observation of conditions noted in this report was not intended to be a complete inspection of all conditions on the site which are potentially harmful to people or to the building(s) and site, and failing to report such conditions is not to say that they do not exist.

  
.....  
Donald Baerman

Distribution: Six copies to Branford Housing Authority, c/o Douglas Denes.



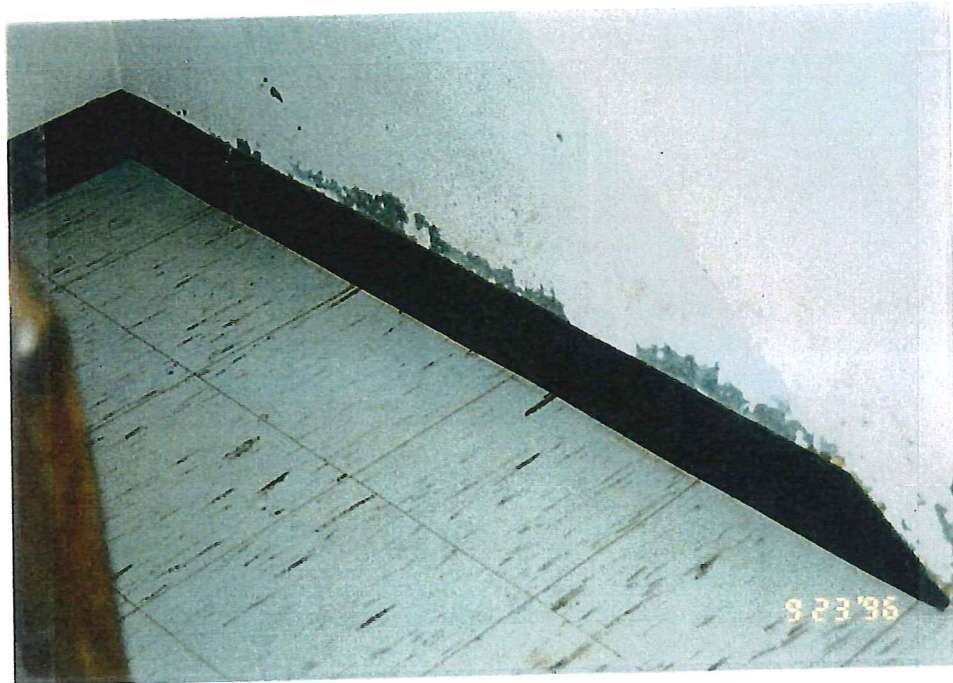
PARKSIDE I



SPALLING & RUSTY REINFORCING AT WALKWAY SOFFIT.



PARKSIDE I



"RISING DAMP" AT BOTTOM OF WALL IN PRIMARY STAIR ENCLOSURE.



HIGH GRADE AT PRIMARY STAIR ENCLOSURE.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 3

PARKSIDE I

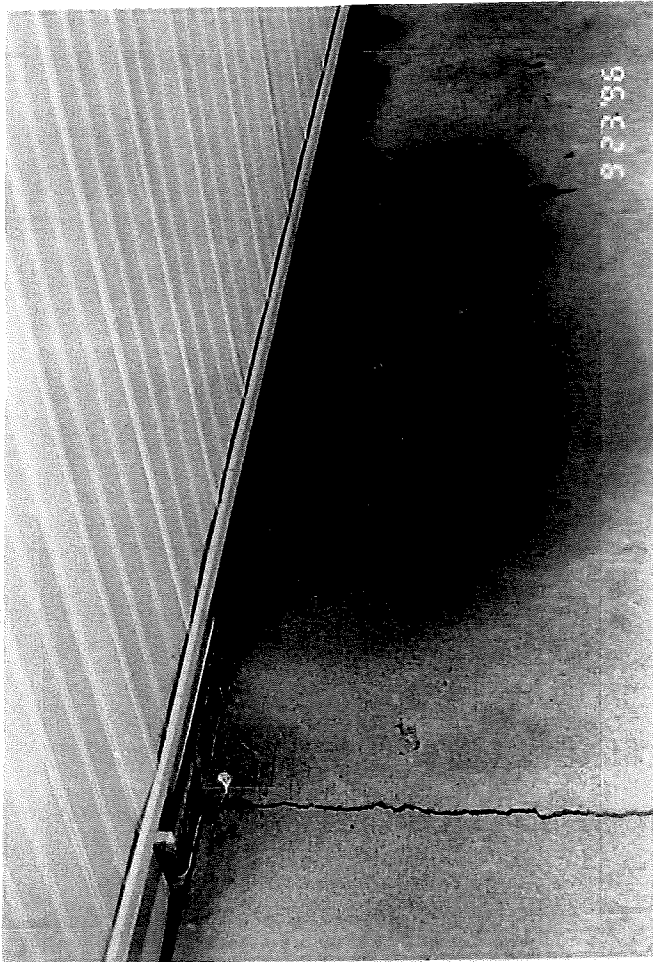


CRACK IN BRICK UNDER SECOND FLOOR WALKWAY, AT END  
OF STEEL LINTEL.

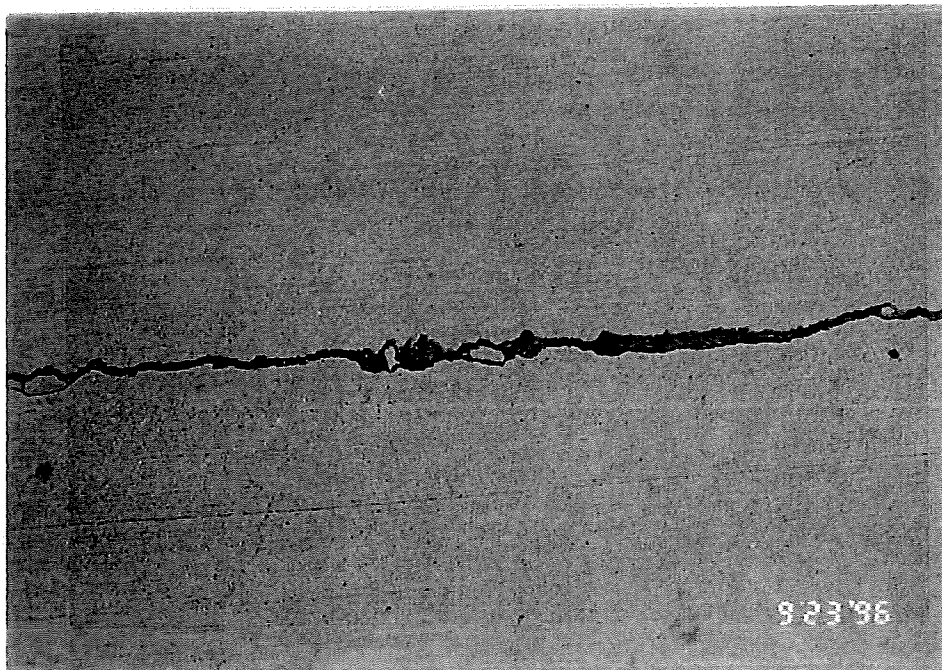


CLAPBOARDS LIFTED TO SHOW ALUMINUM FOIL UNDERLAYMENT

PARKSIDE I



CRACK IN WALKWAY TOPPING.





PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 5

PARKSIDE I



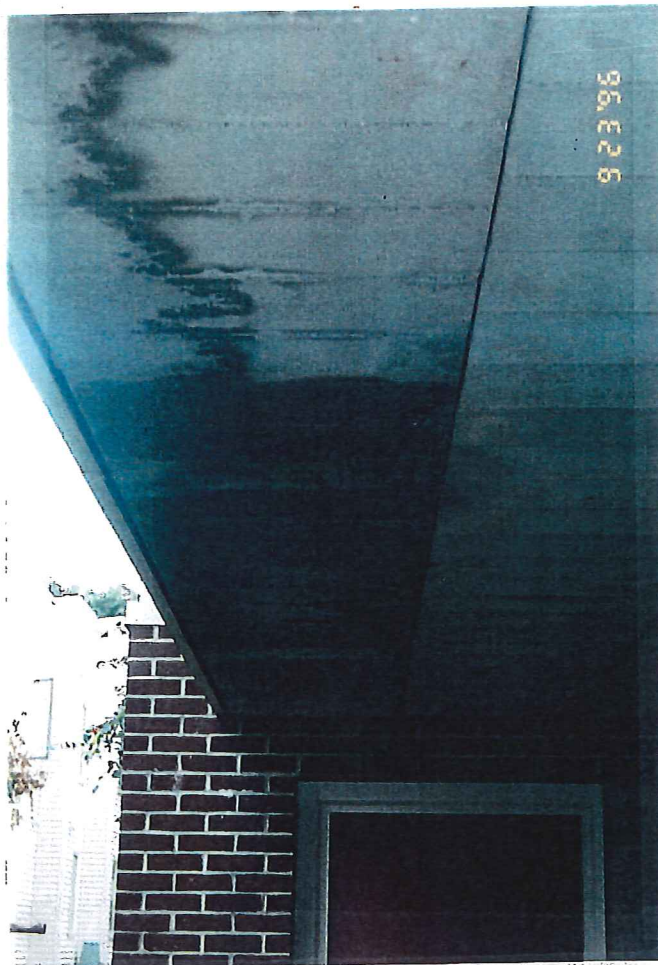
SIDING VERY CLOSE TO WALKWAY, SECOND FLOOR.



EFFLORESCENCE IN PIER.

PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 6

PARKSIDE I



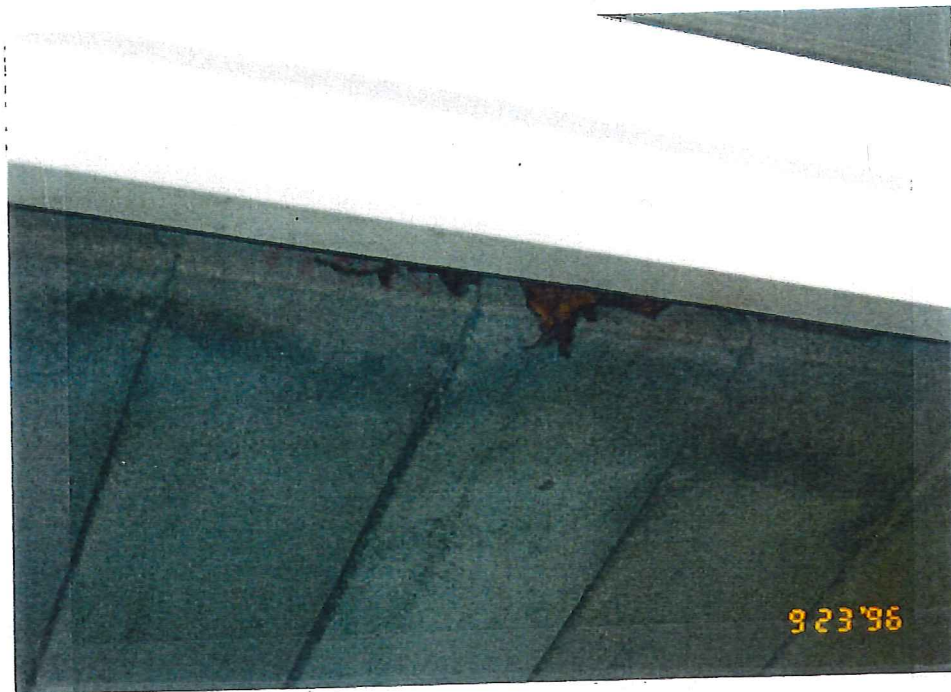
STAINS ON WALKWAY SOFFIT,  
FROM WATER WHICH RUNS  
OVER EDGE.





PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 7

PARKSIDE I



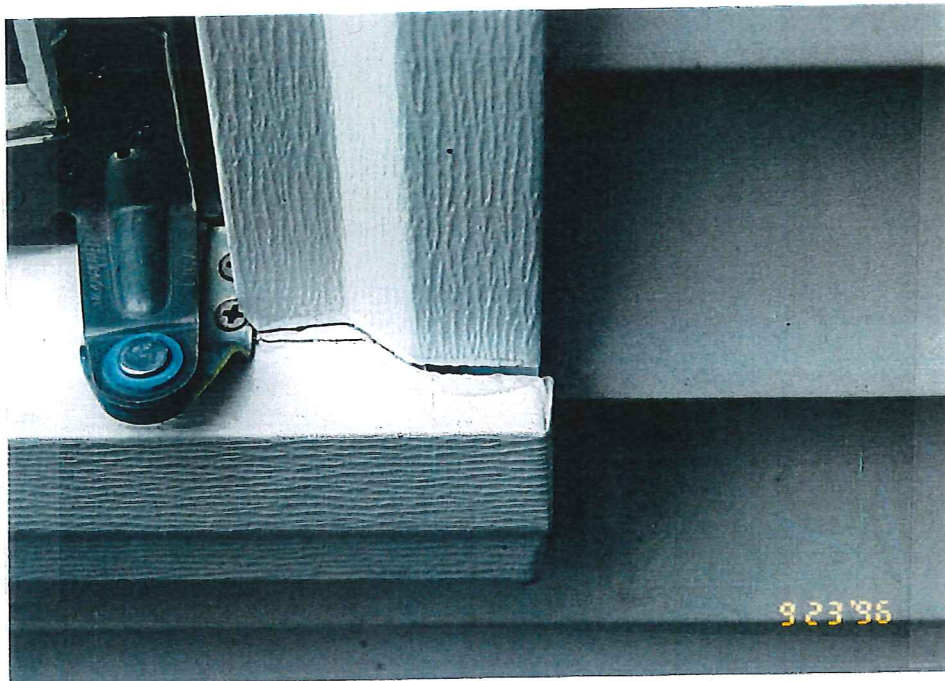
SLOT BETWEEN WALKWAY EDGE & FASCIA IS FILLED WITH  
LEAVES, ETC.



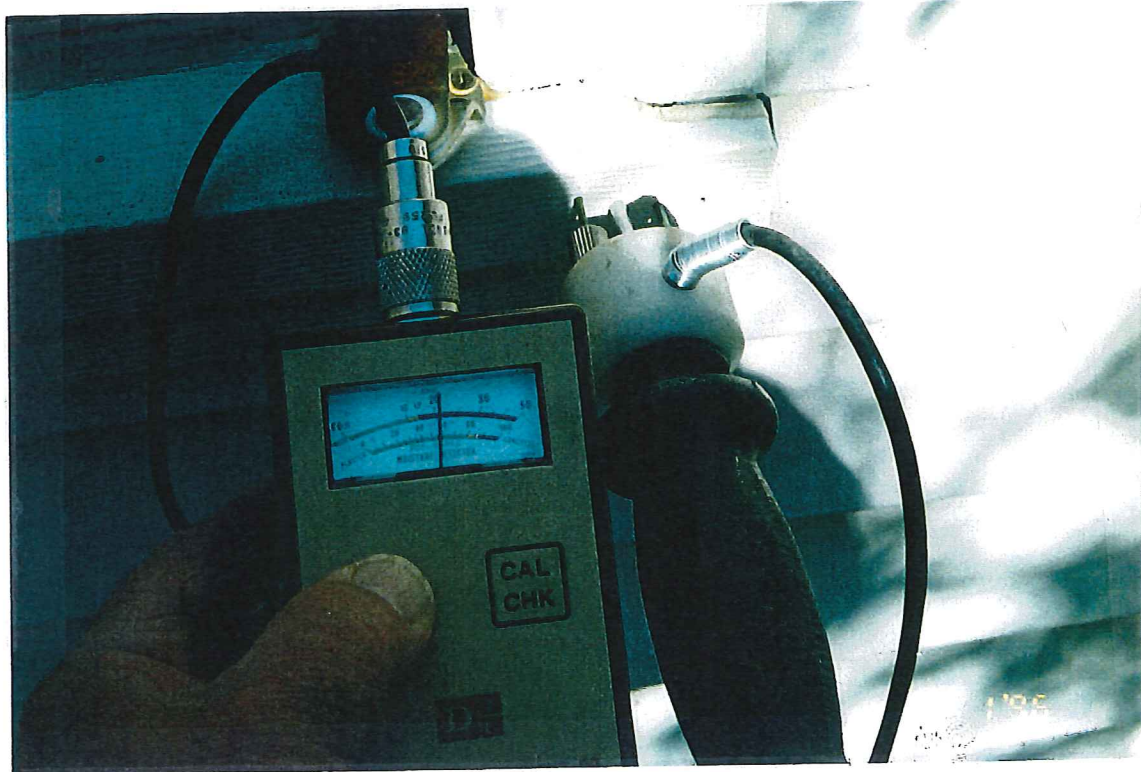
SAME, SEEN FROM ABOVE.

PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 8

PARKSIDE I



GAPS IN METAL CLADDING ADMIT WATER.



MOISTURE CONTENT 20% AT METAL-COVERED WINDOW SILL.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 9

PARKSIDE I



SIDING EXTENDS DOWN TO & BELOW GRADE; NICE  
FLOWERS.

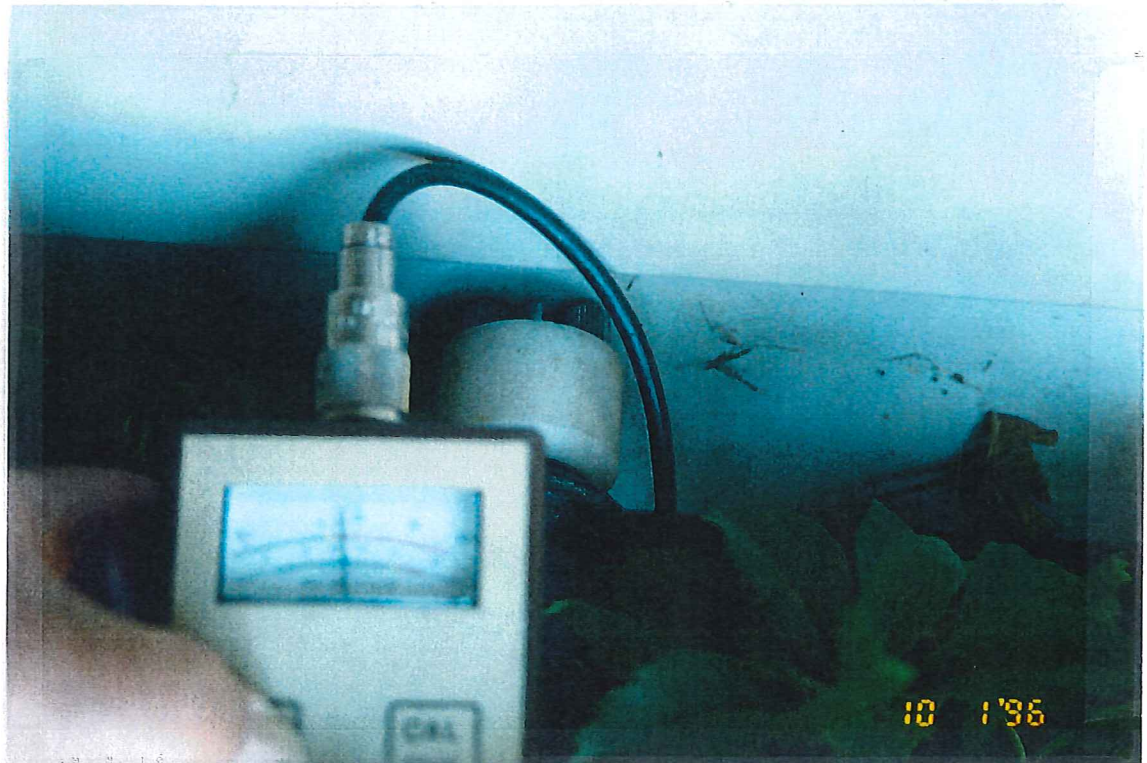


PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 10

PARKSIDE I



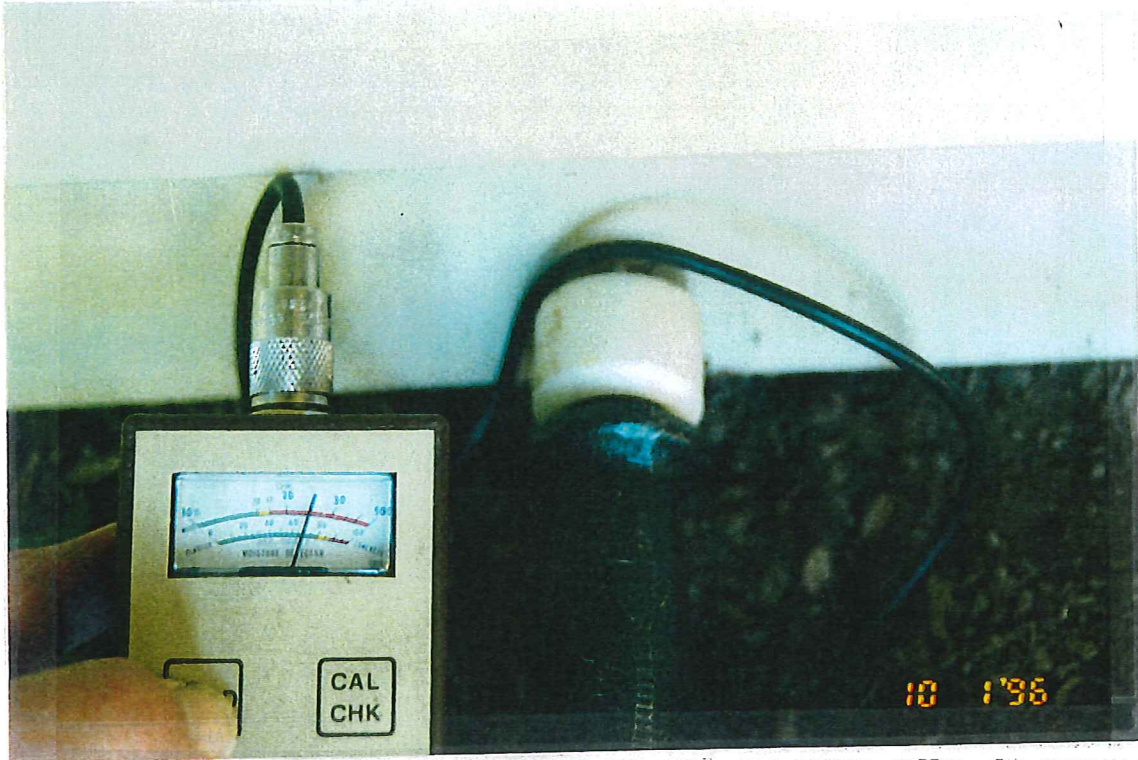
SIDING EXTENDS DOWN TO & BELOW GRADE.



MOISTURE CONTENT IS 17% AT THIS AREA OF WALL NEAR GRADE.



PARKSIDE I



MOISTURE CONTENT IS 25% AT THIS AREA OF WALL NEAR GRADE.



MOISTURE CONTENT IS 12% AT WALKWAY POST BASE.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 12

PARKSIDE I

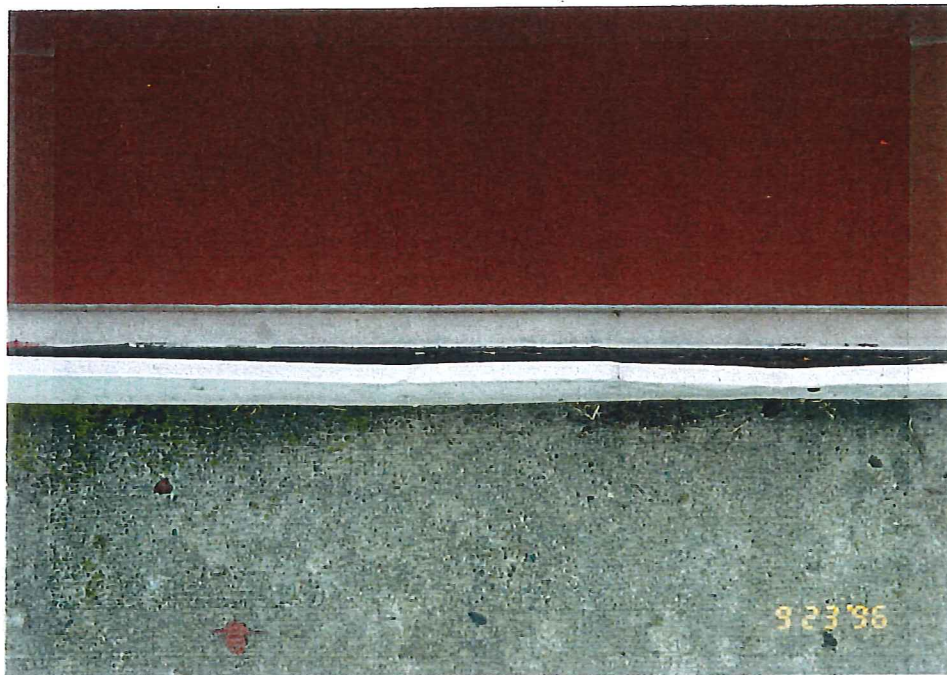


WINDOW HEAD FLASHINGS APPEAR TO BE PROPER.



EDGE OF PROJECTED SASH.

PARKSIDE I



THIN METAL TRIM BELOW SECONDARY EXIT DOOR IS  
LOOSE.



RUSTY WINDOW HARDWARE.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 14

PARKSIDE I



THE FOLLOWING PAGES ARE OVERALL VIEWS OF ROOF, C-BUILDING.



ROOF RIDGE.



PARKSIDE I



GUTTER.



ROTTED DEBRIS IN GUTTER.



PARKSIDE I



ROTTED DEBRIS IN GUTTER.



CRACKED ROOF EDGE SEAL; DISINTEGRATING ROOFING.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 17

PARKSIDE I

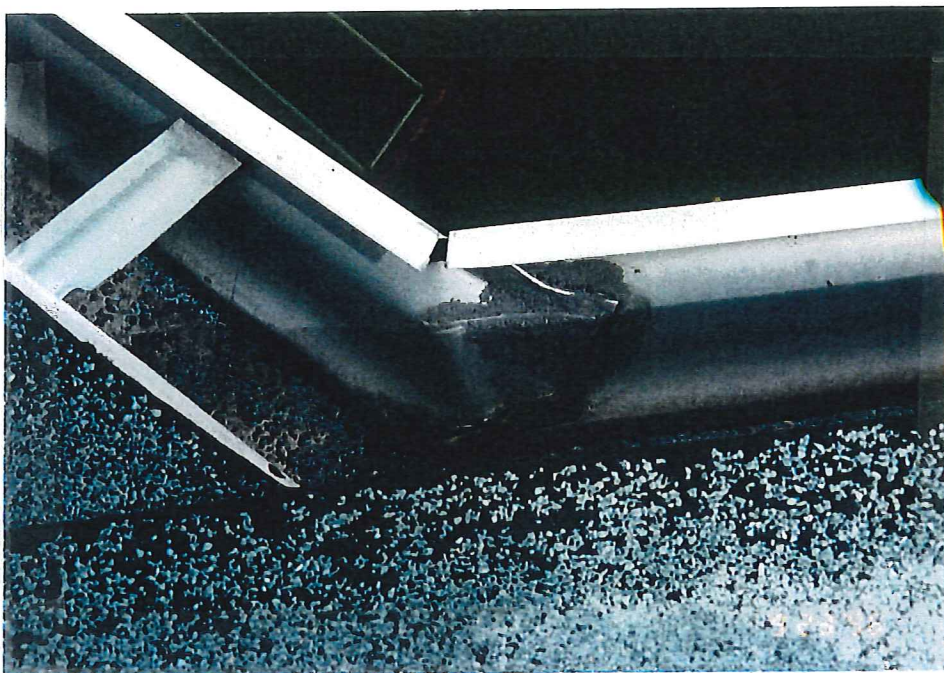


TEARS IN ROOFING.

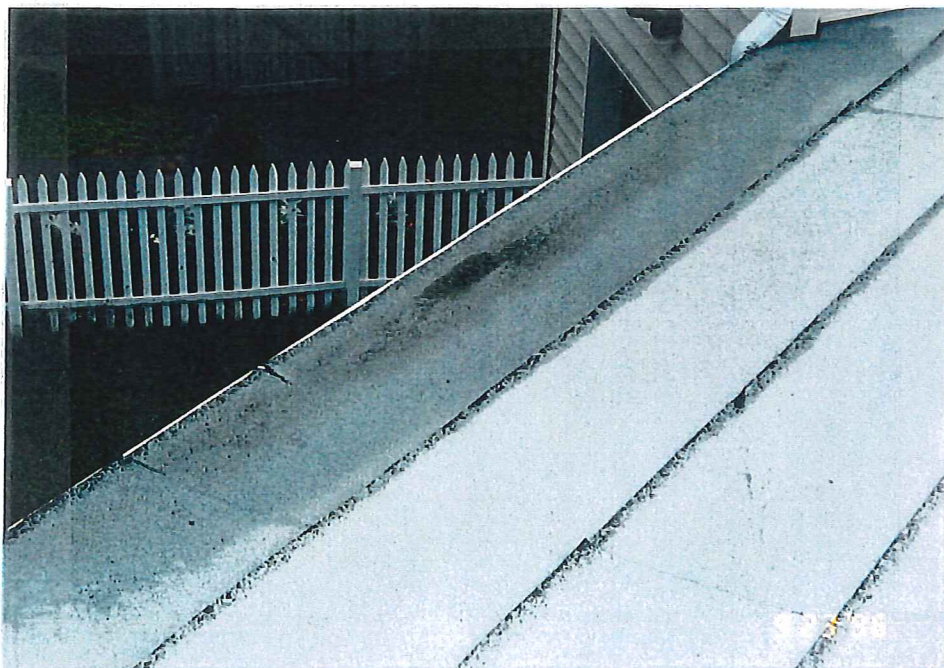


PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 18

PARKSIDE I



POOR, LEAKING JOINT IN ROOF GUTTER.



STANDING WATER ON ROOF.

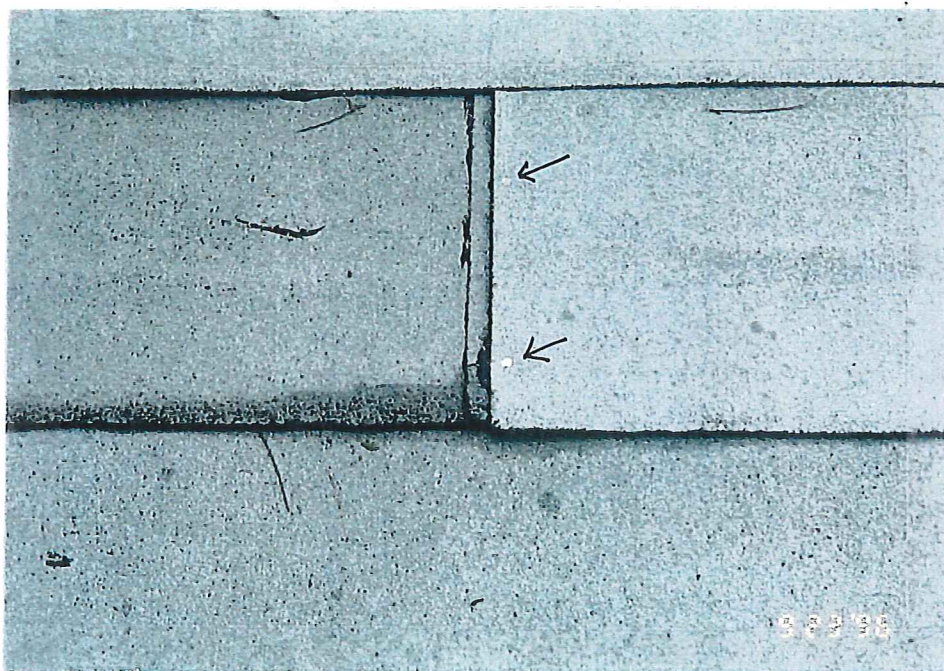


PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 19

PARKSIDE I



JOINT AT CHANGE IN ROOF HEIGHT.



NEW NAILS TO HOLD ROOFING DOWN.



PARKSIDE I



CRACKS IN ROOF PENETRATION FLASHING.



ROOF PATCH.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 21

PARKSIDE I



WARPED, LOOSE ROOFING CORNER.

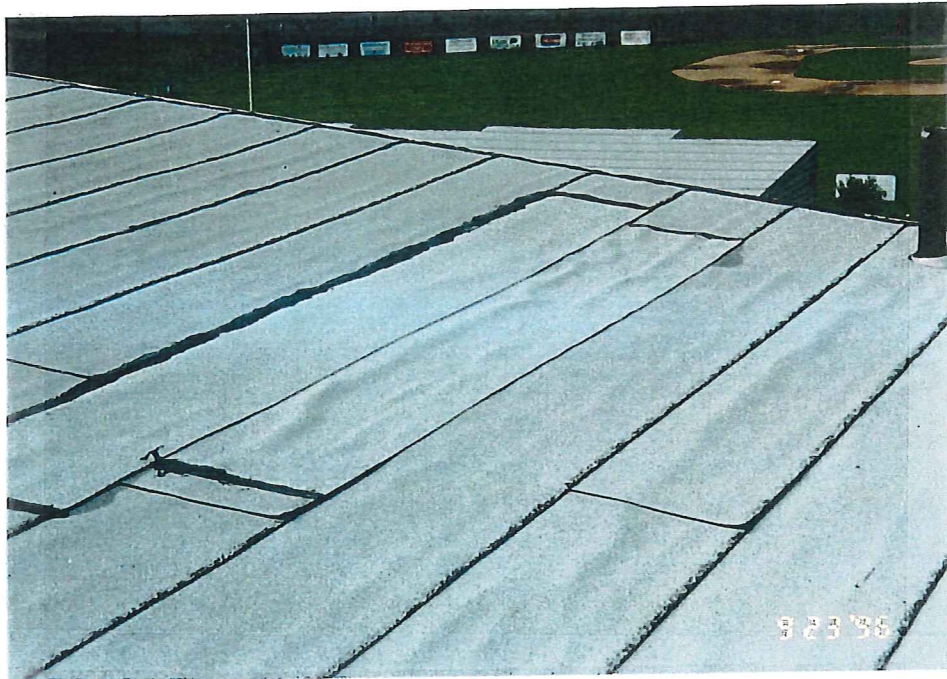


ERODED COATING ON ROOFING.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 22

PARKSIDE I



PUCKERED SURFACE OF ROOFING.



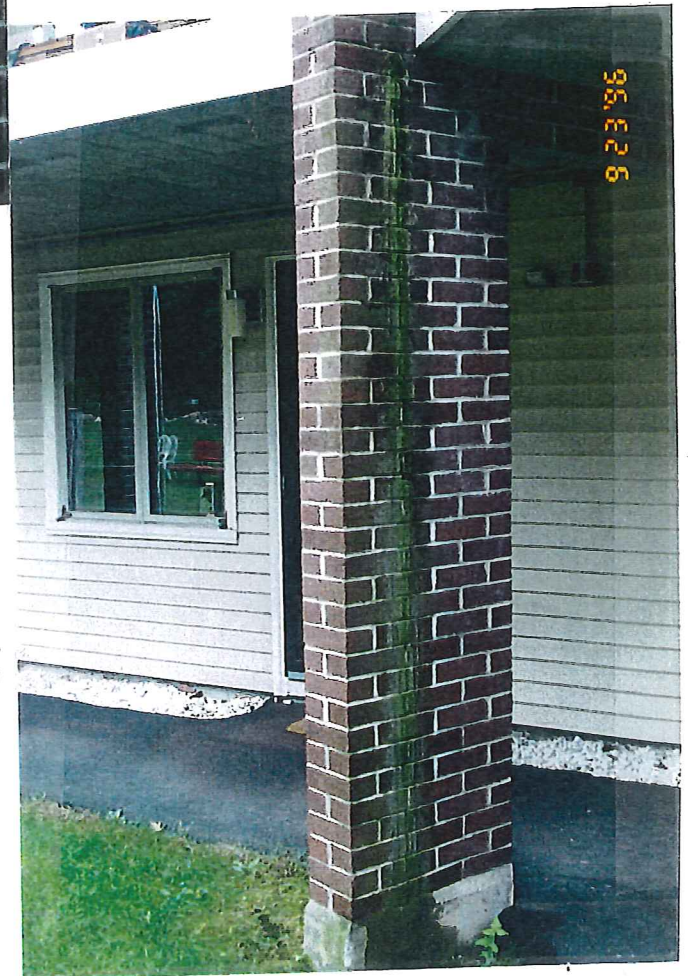
RIDGE IN ROOF; MR. BAERMAN DOES NOT KNOW THE CAUSE.



PARKSIDE I



← MUNCHEDED RAIN WATER LEADER.



ALGAE ON PIER  
BELOW LEAKING JOINT  
IN RAIN WATER GUTTER. →



PARKSIDE I



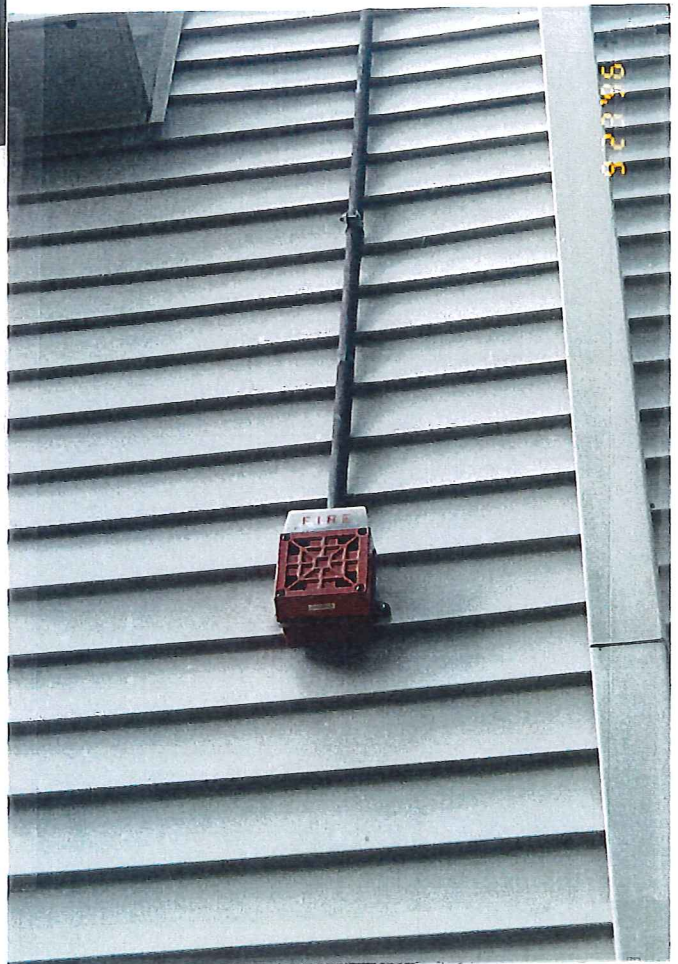
CHIPPED RESILIENT FLOORING IN PRIMARY STAIR ENCLOSURE.



STAIR RAILS NOT ERGONOMICALLY CORRECT; VERTICAL BARS PREVENT CONTINUOUS GRIP ON HANDRAIL.



← STAIR RAILS NOT  
ERGONOMICALLY CORRECT;  
VERTICAL BARS PREVENT  
CONTINUOUS GRIP ON  
HANDRAIL.



SLIGHT RUST ON  
CONDUIT. →



PARKSIDE I



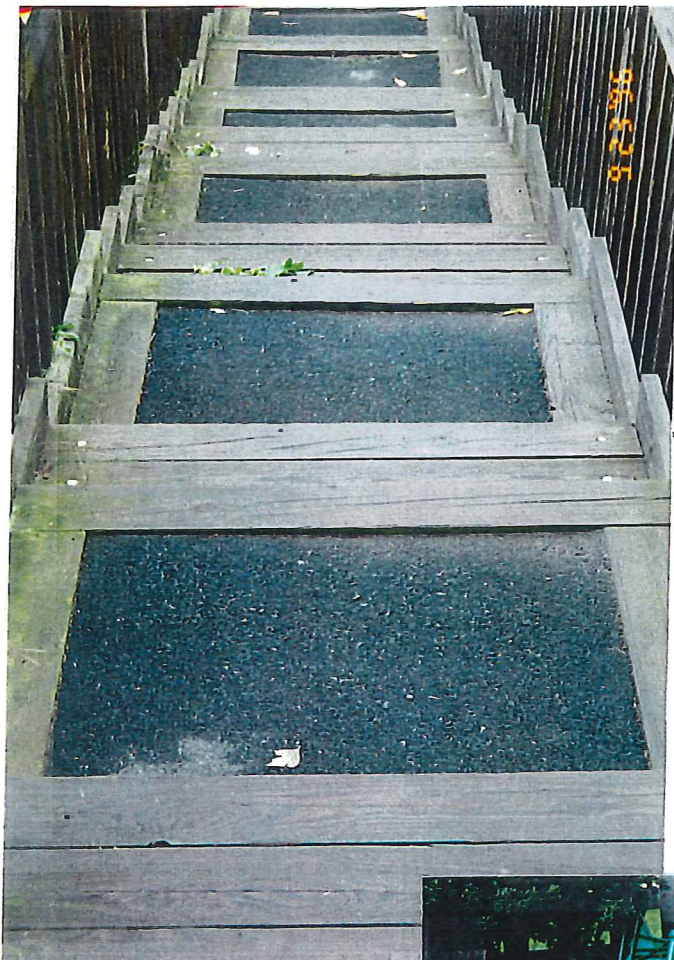
IRREGULAR SIDEWALK.



CRACKED PAVING.



PARKSIDE I



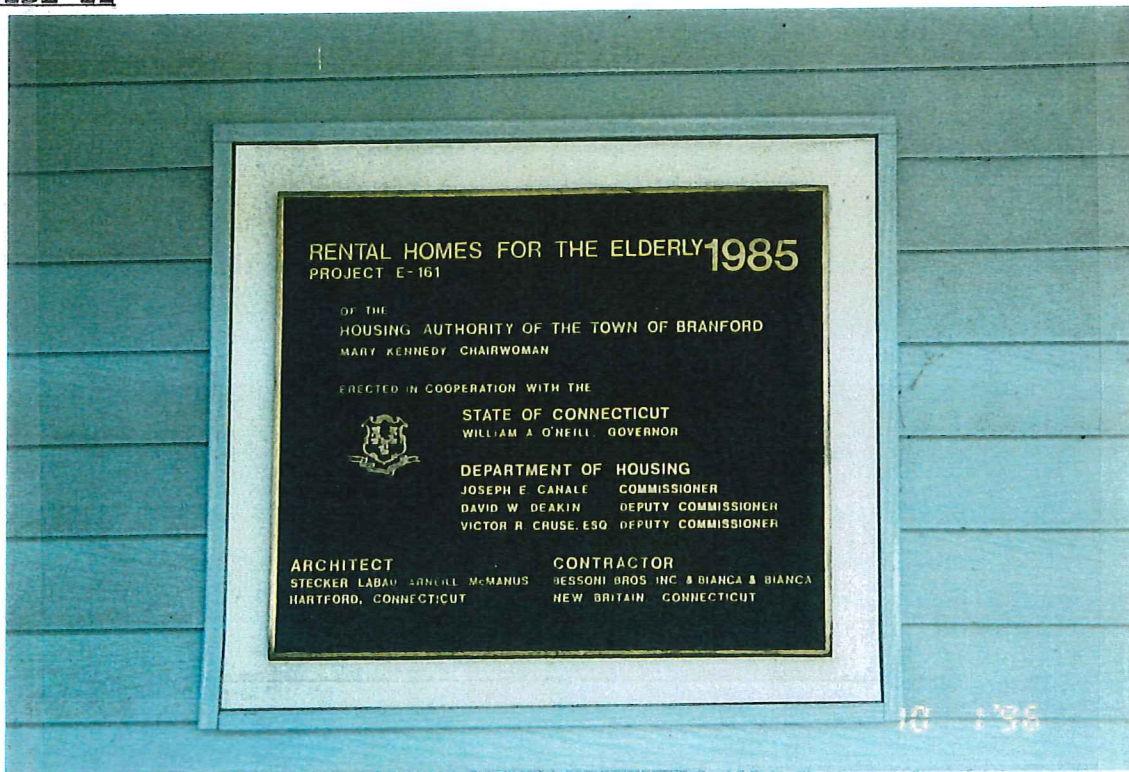
TRIP HAZARD AT SITE  
STEPS.



CRACKED PAVING, SUBSIDING SOIL AT MAINTENANCE  
GARAGE.



PARKSIDE II



IDENTIFICATION SIGN.

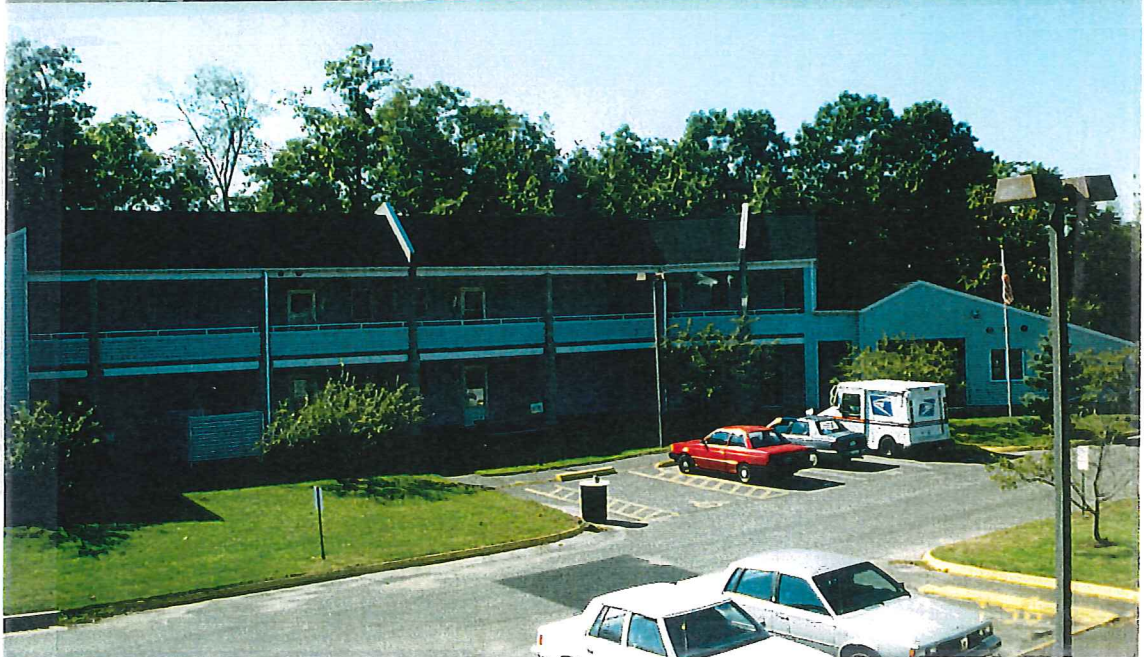


OVERALL VIEW.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 29

PARKSIDE II



OVERALL VIEWS.



PARKSIDE II



PROTRUDING RUSTY FORM TIES BENT BACK.

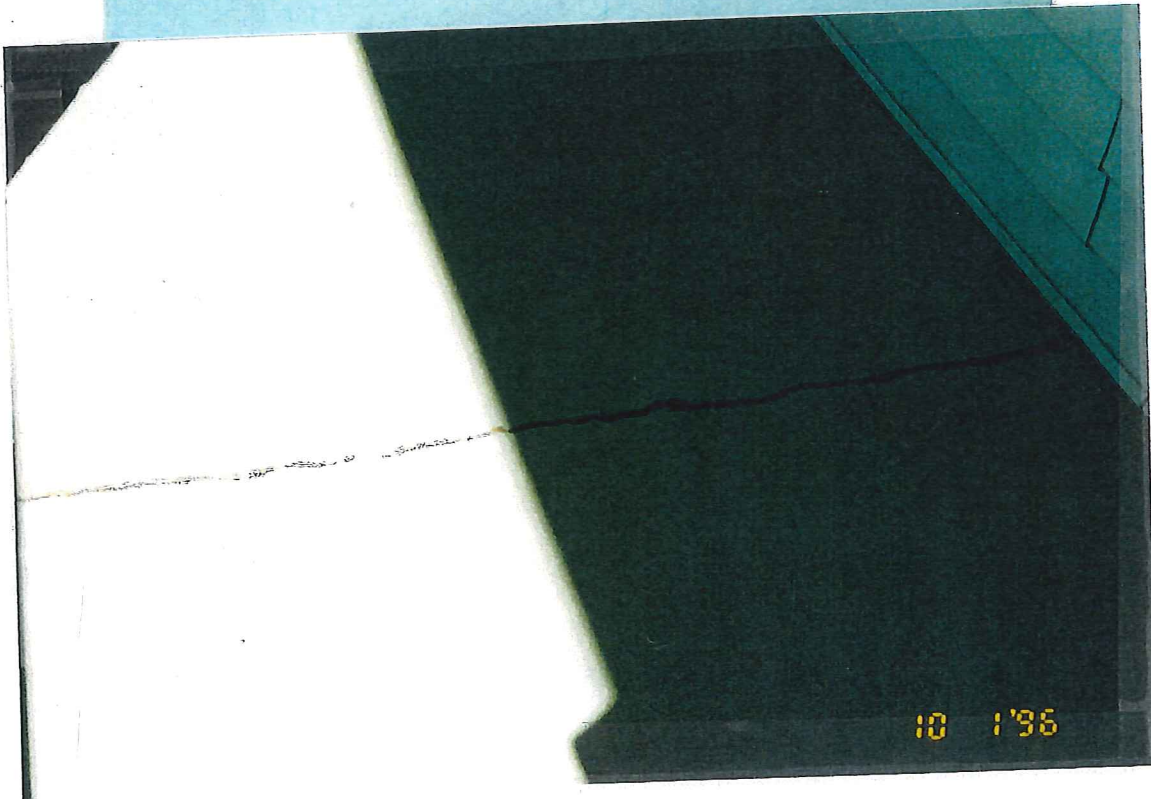
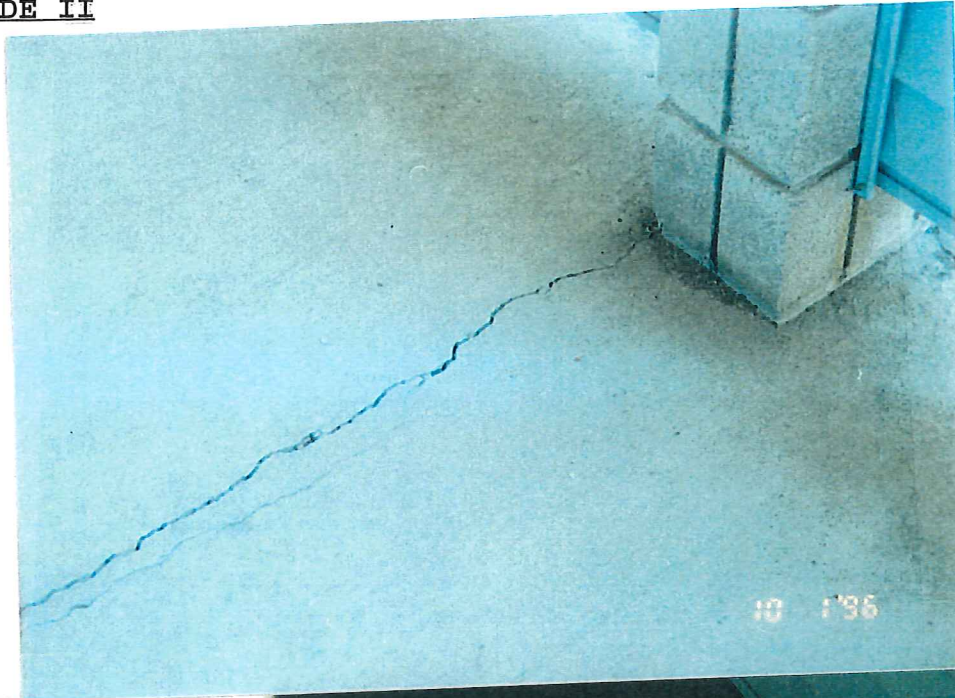


SHARP, PROTRUDING FORM TIE.



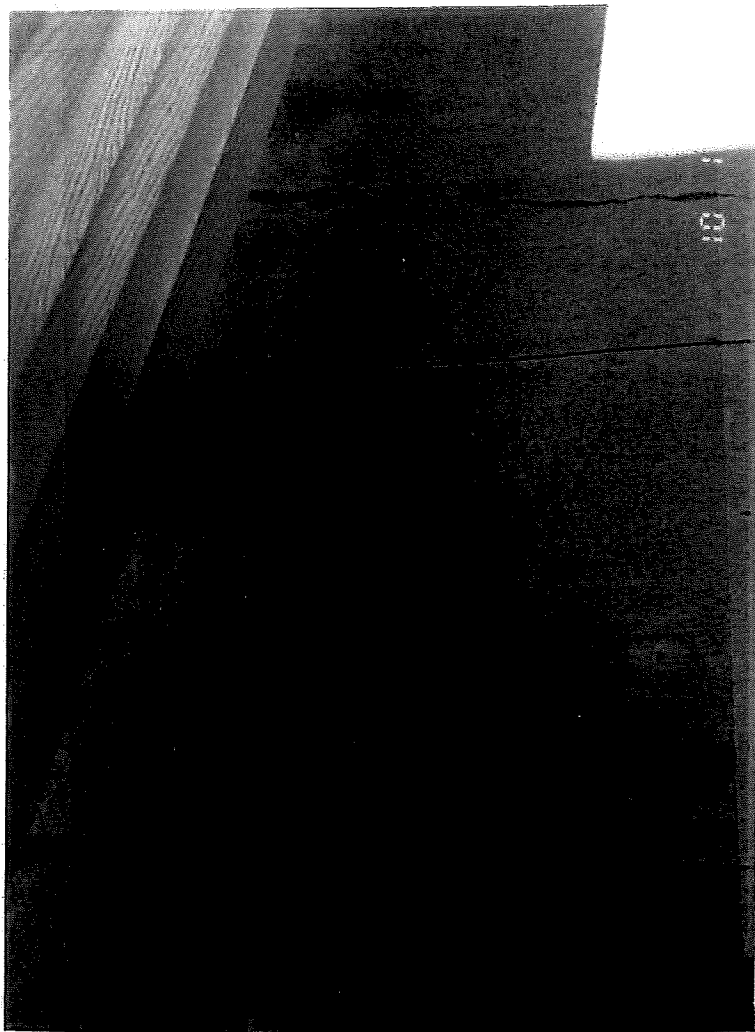
PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 31

PARKSIDE II

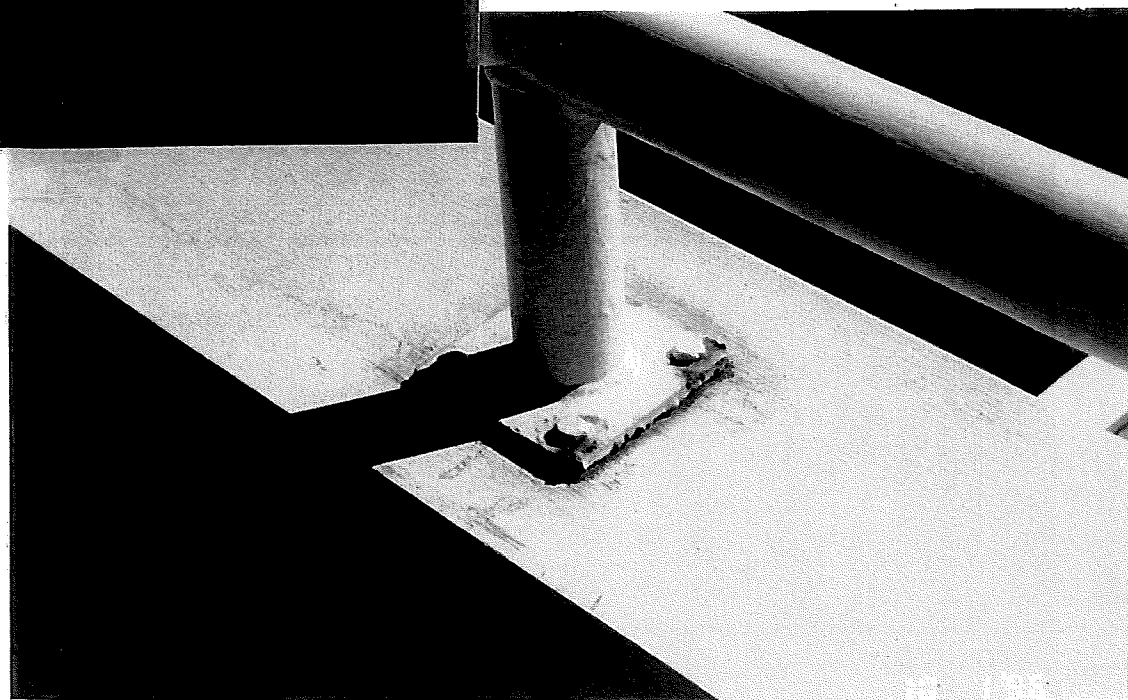


WALKWAY CRACKS.

PARKSIDE II



WALKWAY CRACKS.



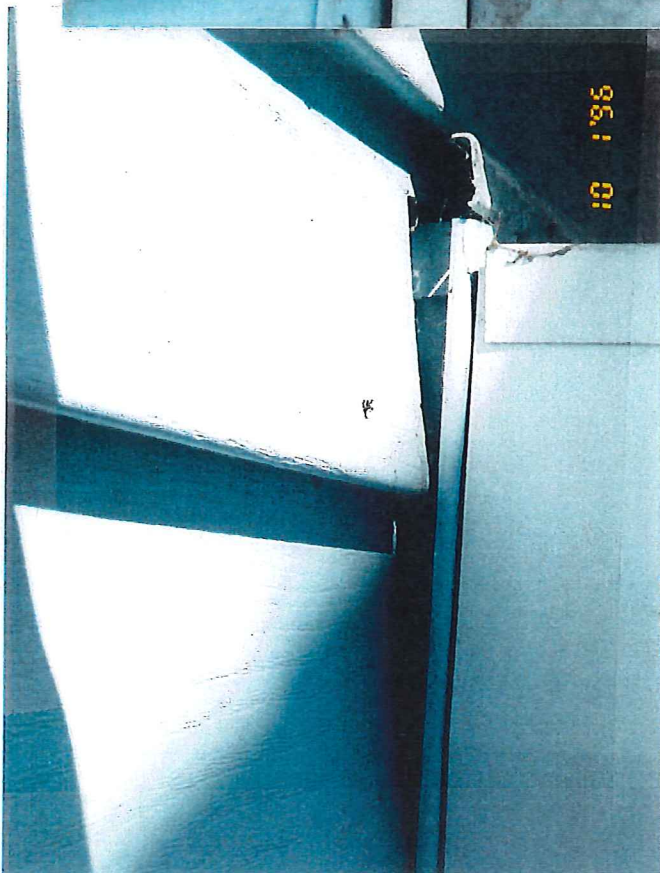
RUSTY RAIL BASE PLATE.

PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 33

PARKSIDE II

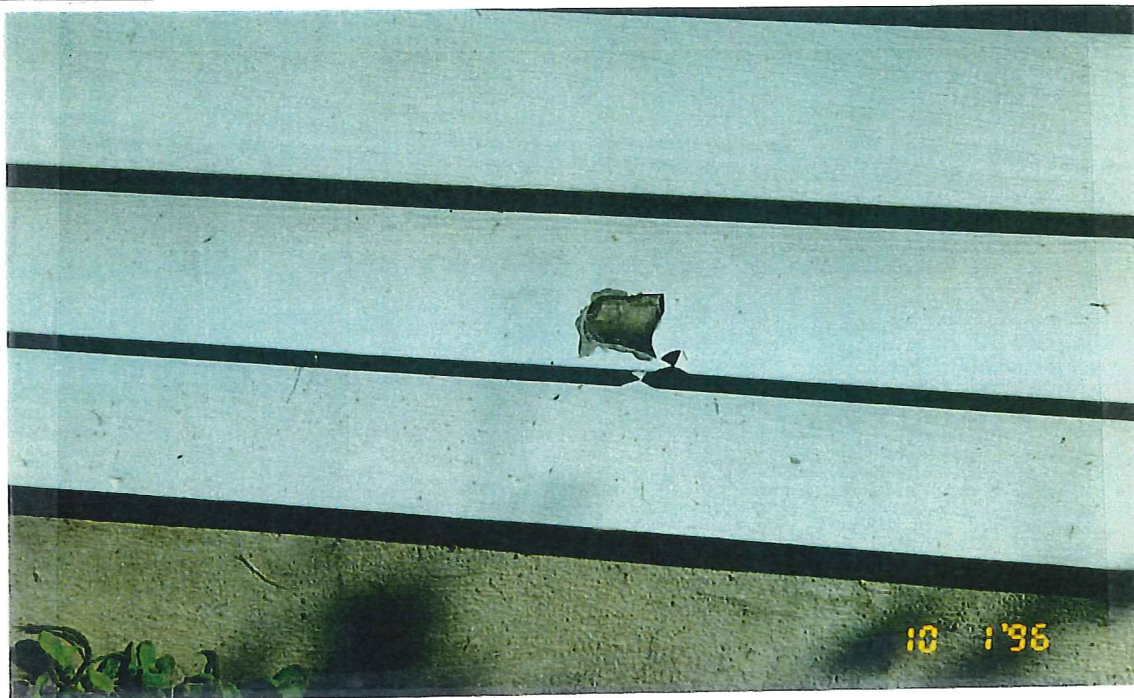


ALTHOUGH JOINTS ARE LOOSE  
UNDER END OF WALKWAY  
SLAB, NO MOISTURE WAS  
FOUND.

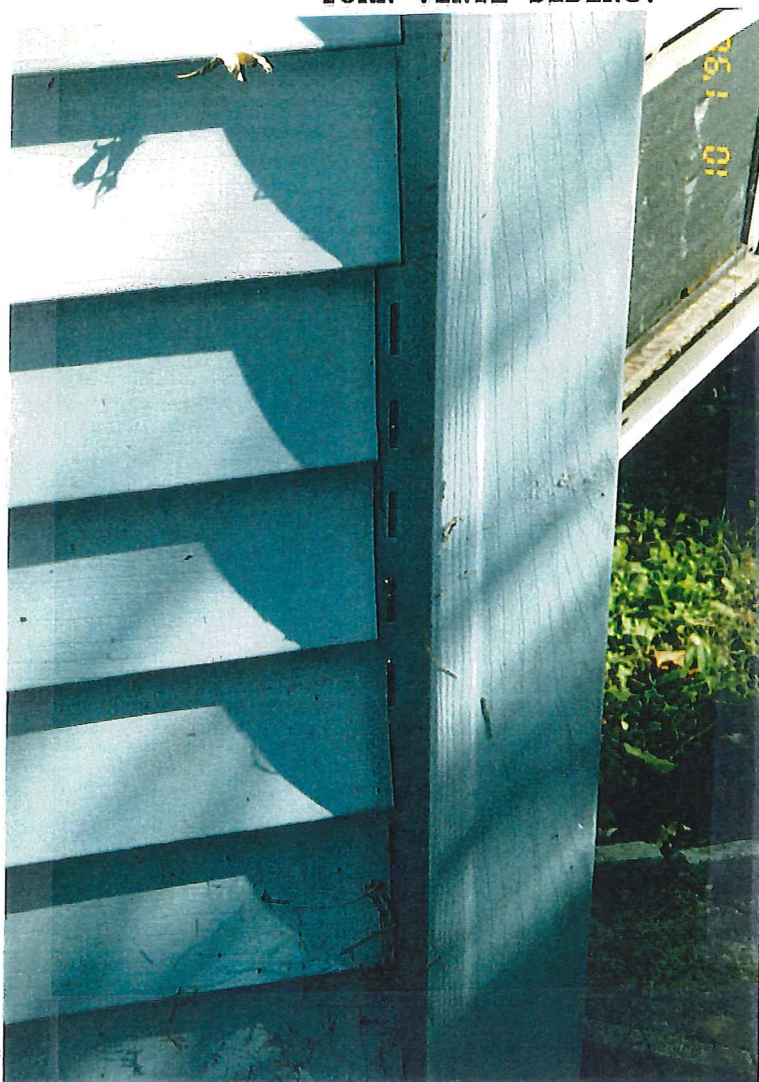




PARKSIDE II



TORN VINYL SIDING.



LOOSE VINYL CORNER TRIM.



PARKSIDE II



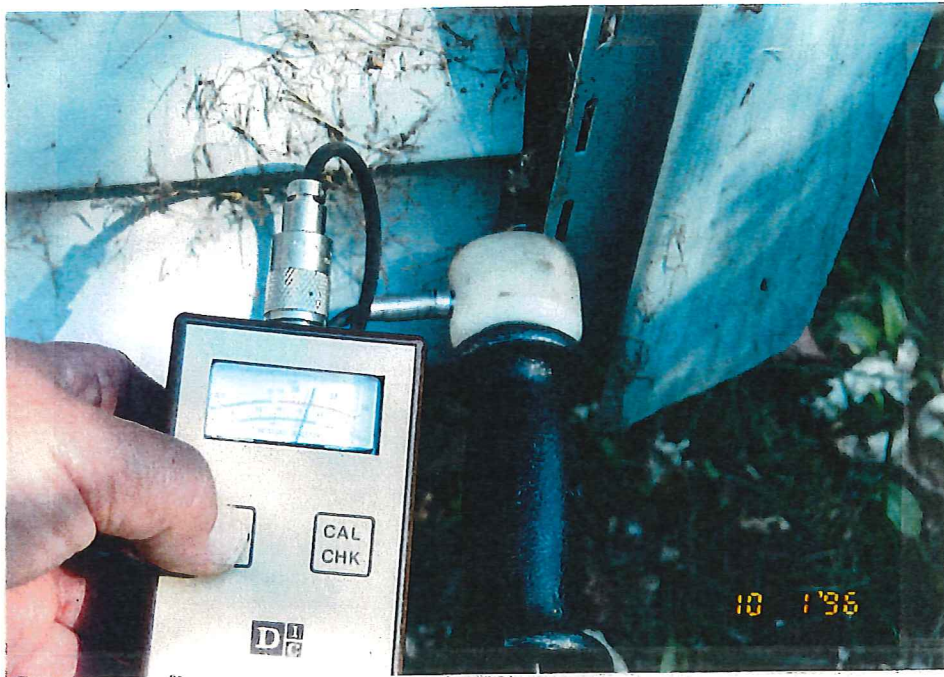
LOOSE VINYL CORNER TRIM.



VINYL CORNER TRIM HAS  
COME OFF.



PARKSIDE II



MOISTURE CONTENT 25% AT LOOSE CORNER TRIM.



UNPAINTED TOP OF CASEMENT  
SASH.

PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 37

PARKSIDE II



OPEN JOINTS IN WINDOW VINYL CLADDING.



VINYL CLADDING LOOSE ON WINDOW.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 38

PARKSIDE II



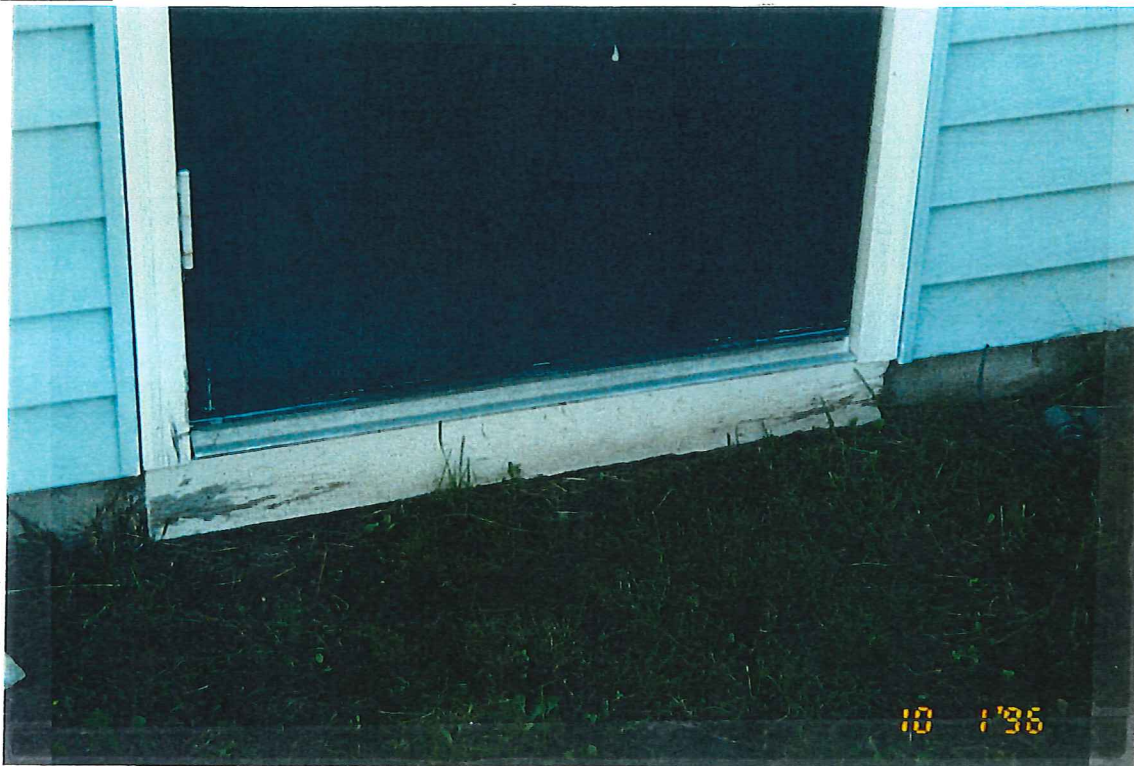
DAMAGED DOOR & FRAME TO  
ELECTRICAL ROOM.



DOOR LOCK EASILY "LOIDED" WITH KNIFE.



PARKSIDE II



TRIM UNDER DOOR SILL IS NOT DECAYING.



EFFLORESCENCE AT MASONRY PIER.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 40

PARKSIDE II



MINOR EFFLORESCENCE AT  
MASONRY PIERS.



PARKSIDE II



← MASONRY PIERS & BEAMS.  
THIS IS NOT PART OF A  
FIRE WALL & IS NOT

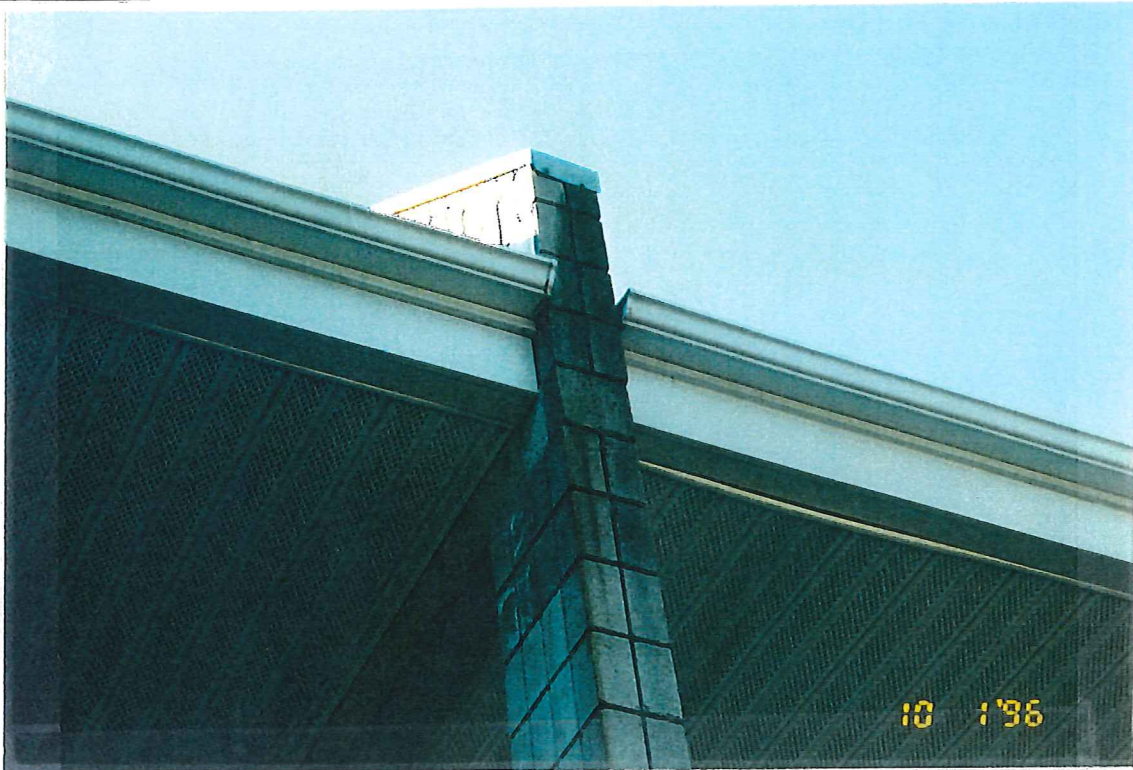


MASONRY PIERS & BEAMS.  
THIS IS PART OF A FIRE  
WALL & IS STAINED. →



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 42

PARKSIDE II



MASONRY PIERS & BEAMS. THIS IS PART OF A FIRE WALL  
& IS STAINED.



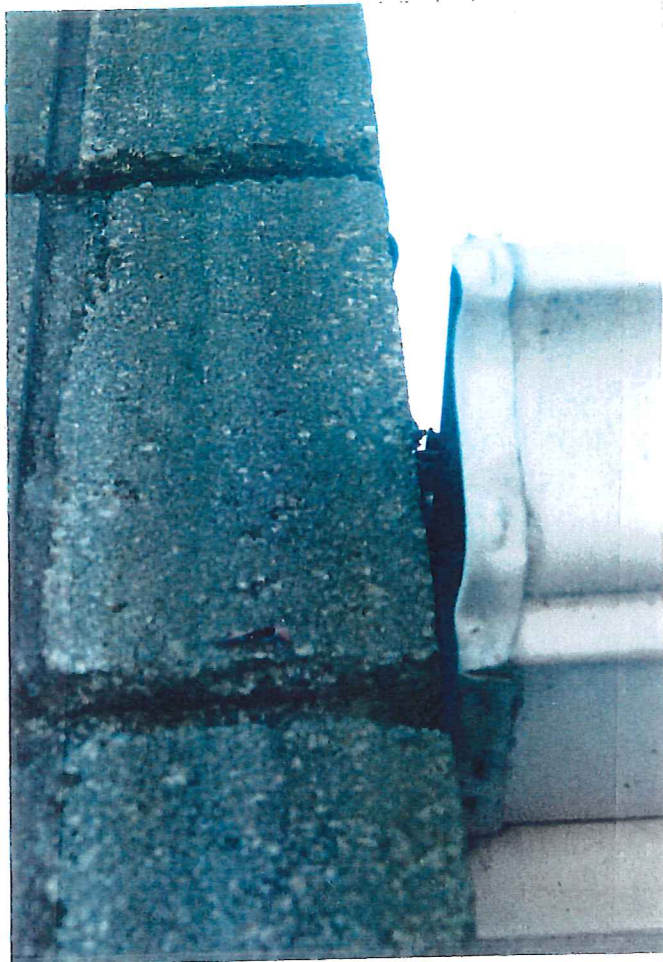
SMALL VOID IN MORTAR JOINT.



PARKSIDE II



SMALL VOID IN MORTAR JOINT.



GAP BETWEEN MASONRY PIER  
& GUTTER.



PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 44

PARKSIDE II

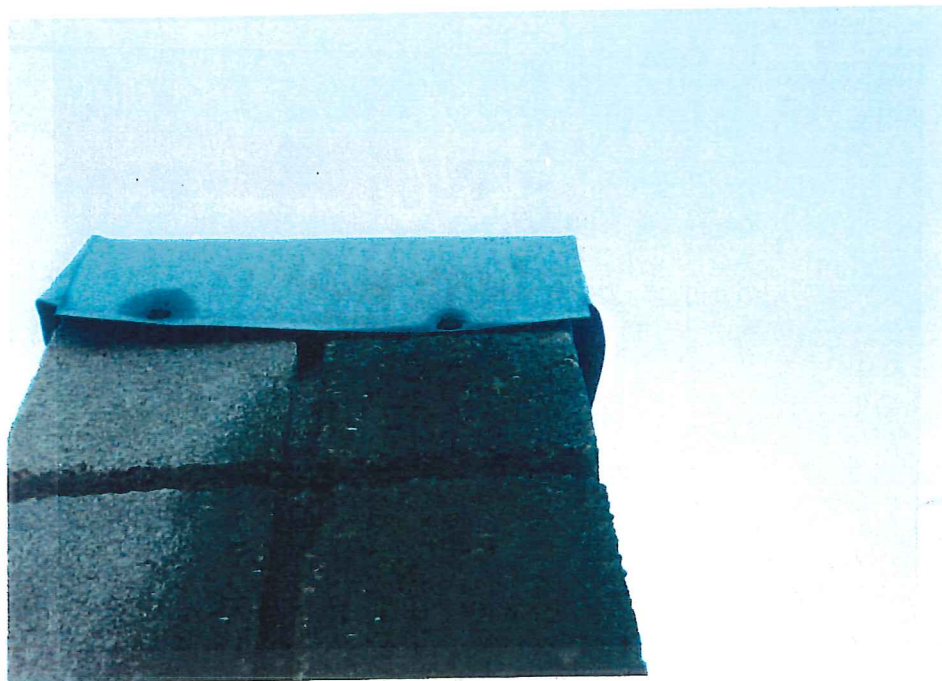


ROOF COUNTERFLASHINGS. NOTE STAINS ON LEFT FACE.

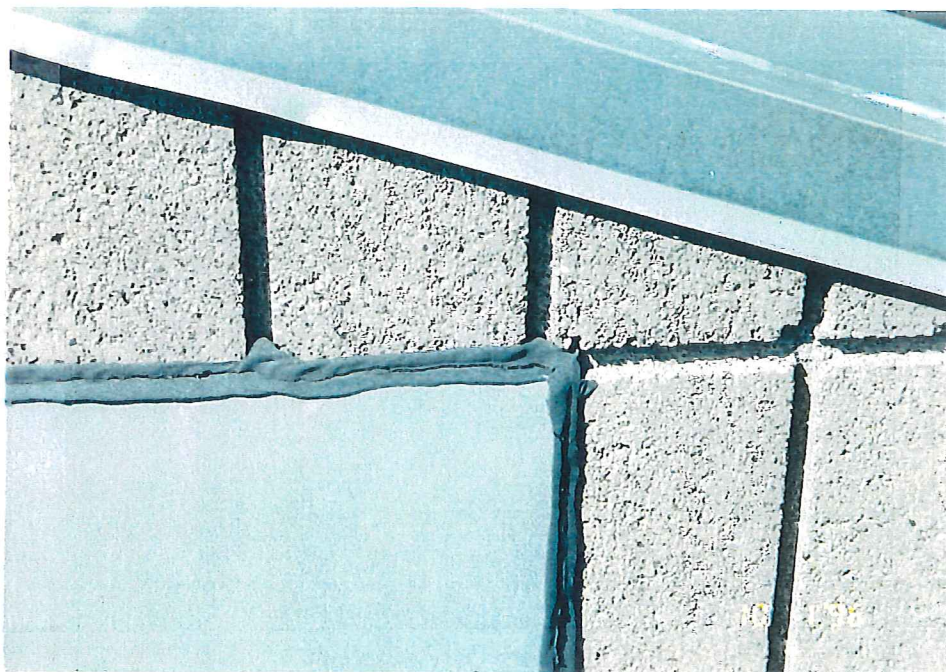


PARKSIDE I & II ELDERLY HOUSING, BRANFORD HOUSING AUTHORITY  
BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 45

PARKSIDE II



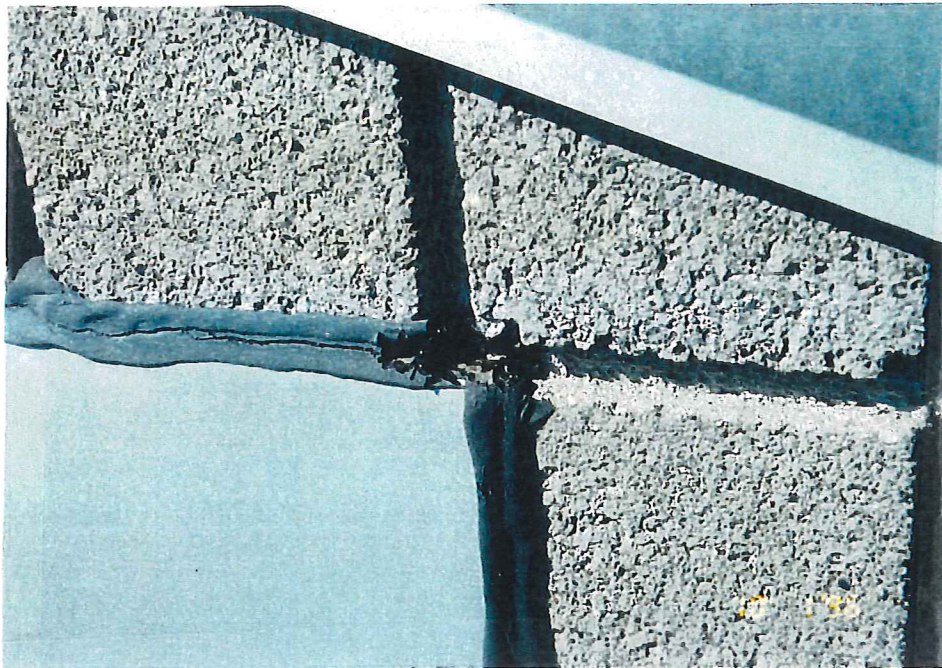
STAIN ON MASONRY PIER COMES FROM UNDER CAP.



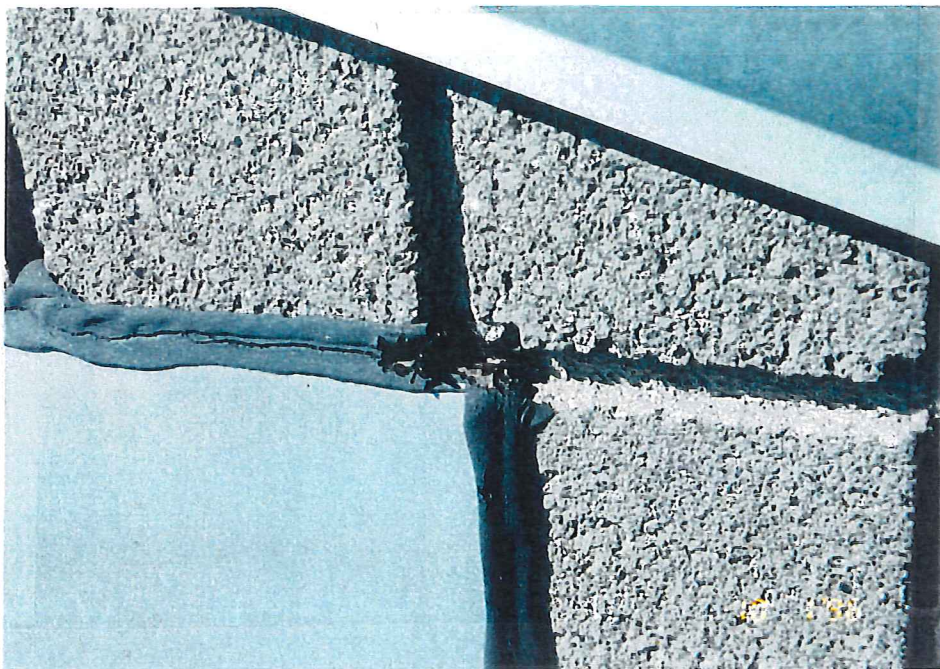
JOINTS AT COUNTERFLASHING.



PARKSIDE II



JOINTS AT COUNTERFLASHING.



NOTE VERY SMALL RETURN OF COUNTERFLASHING INTO  
REGLET.



PARKSIDE II



SEALANT IS AT SURFACE  
ONLY.



SHOWING PLYWOOD SHEATHING UNDER SHINGLES; NO  
UNDERLAYMENT OF EAVE FLASHING.



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BRANFORD, CT, PHOTOGRAPHS TAKEN 9/23 & 10/1/96, PAGE 48

PARKSIDE II



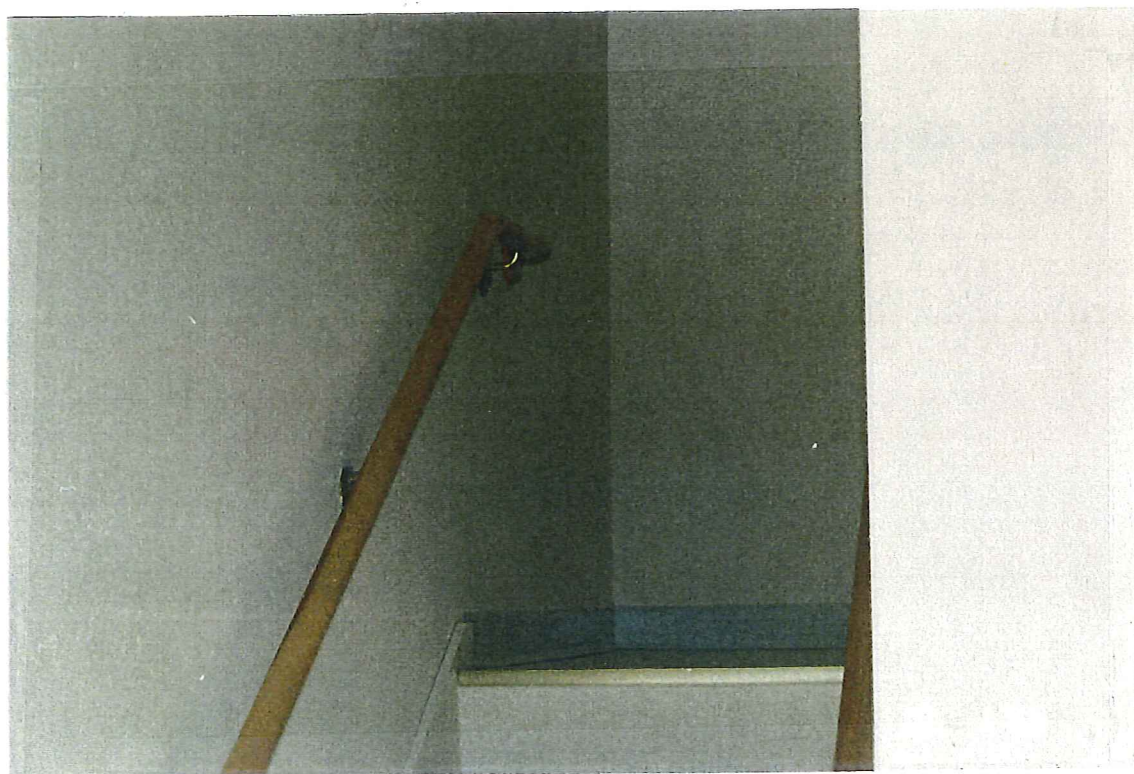
LOOSE JOINT COVERS AT  
ROOF RIDGE VENT.



PARKSIDE II



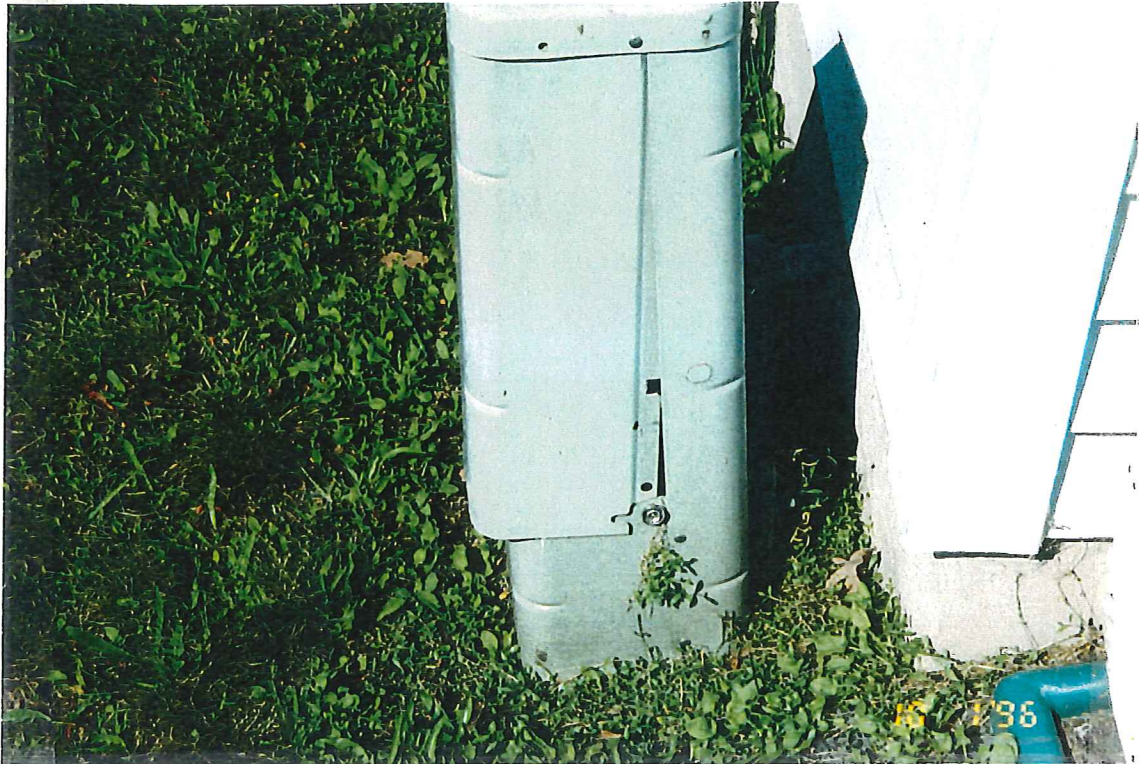
RUSTY GUTTER STRAP NAIL.



PROPER HANDRAILS IN EMERGENCY EXIT STAIRS.



PARKSIDE II



TRANSCLOSURE COVER LOOSE.



ELECTRICAL SERVICE COVER LOOSE.



PARKSIDE II



TRANSCLOSURE OFF PLUMB.



BROKEN ELECTRICAL ENTRANCE.



PARKSIDE II



OUTLET TOO CLOSE TO BASEBOARD CONNECTOR.



GRASS CUTTINGS ALL OVER DOOR & SIDING.



PARKSIDE II



BROKEN PIPE COVERED WITH WOODEN BOX.

**EXHIBIT "D"**

**THE BRANFORD  
HOUSING  
AUTHORITY**

ATTACHED IS THE  
BRANFORD HOUSING  
PARTNERSHIP'S  
BROCHURE.

As respects Branford  
Housing Authority:

1. The present maximum income is \$31,700 for a single and \$36,250 for a double, effective July 1, 1998.
2. This information is available in an alternative format to individuals with disabilities upon request to the ADA Coordinator at the Branford Housing Authority.

**PRINT & ATTACH TO FRONT OF  
"AFFORDABLE HOUSING RESOURCES  
FOR BRANFORD" BROCHURE**

An Affirmative Action / Equal Opportunity Employer

